HOUSTON PLANNING COMMISSION

AGENDA

Thursday, June 13, 2024
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Martha L. Stein
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Jennifer Ostlind

Meeting Policies and Regulations

Order of Agenda
The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation
The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission may sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.

2. Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the chamber.

3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

4. All comments submitted 24 hours in advance in writing will be made part of the agenda under public comments.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed **two** minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

7. Speakers will be allowed **two** minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

8. Speakers will be allowed **one** minute each for all consent agenda items.

9. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

10. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to **one** minute.

11. Time limits will not apply to elected officials.

12. No speaker is permitted to accumulate speaking time from another person.

13. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

14. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

15. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission
By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission
Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6624 or 832-393-6600.

Contacting the Planning Department
The Planning and Development Department is located at 611 Walker Street on the sixth floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is: www.houstonplanning.com

E-mail Planning and Development:
planningdepartment@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call (832) 393-3000.

Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check in stations at departure.

Beginning May 16, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: _____ **Applicant** ____ **Supportive** ____ **Opposed** ____**Undecided**

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission
AGENDA

Thursday, June 13, 2024, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston TX

CALL TO ORDER

Director's Report

Consideration of the May 30, 2024 MTFP Workshop and Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (James Tichy)
b. Replats (James Tichy)
c. Replats requiring Public Hearings with Notification (John Cedillo, Devin Crittle, and Dorianne Powe-Phlegm)
d. Subdivision Plats with Variance Requests (Devin Crittle, Aracely Rodriguez, Geoff Butler, and Petra Hsia)
e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
f. Reconsiderations of Requirement (Geoff Butler)
g. Extensions of Approval (Antwanysha Johnson)
h. Name Changes (Antwanysha Johnson)
i. Certificates of Compliance (Antwanysha Johnson)
j. Administrative (Antwanysha Johnson)
k. Development Plats with Variance Requests

II. Establish a public hearing date of July 11, 2024

a. Castlewood MUD Administrative Center
b. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
c. Harris County Municipal Utility District No 6 Wastewater Treatment Plant
d. Kentshire Estates

III. Consideration of a Landscape Variance for 1905 Brittmore Road (Ed Buckley)

IV. Consideration of an Off-Street Parking Variance at 4360 Almeda Genoa Road (Ed Buckley)

V. Consideration of an Off-Street Parking Variance at 3401 Canal Street (Ramon Jaime-Leon)

VI. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street (Geoff Butler)

VII. Public Comment

VIII. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 30 MAY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to order at **2:33 PM** by M. Sonny Garza, Vice Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	**Absent**
M. Sonny Garza, Vice Chair	Present
Susan Alleman	**Absent**
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	**Absent**
Lydia Mares	**Absent**
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	**Absent**
Zafar "Zaf" Tahir	Present
Meera D. Victor	**Absent**
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind, Secretary	Present

Ex Officio Members – Carol Lewis, Carol Haddock, Yuhayna H. Mahumd

Legal Department – Kim Mickelson – Absent, Yolanda Woods – Present

Houston Public Works – Richard Smith, Interim Director – John Brown

CHAIR'S REPORT – M. Sonny Garza, Chair - None

DIRECTOR'S REPORT – Jennifer Ostlind, Secretary, reported on a training in Spanish, Major Throughfare and Freeway Planning (MTFP) and Plat Tracker updates.

APPROVAL OF MINUTES

Consideration of the May 16, 2024 MTFP Workshop and Planning Commission Meeting Minutes
Action: Approved as presented.

Motion: Baldwin	Vote: Unanimous
Second: Robins	Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-57)

b. REPLATS (58-111)

Staff recommendation: Approve Item No's. 1 – 111, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for item(s) 58 removed for separate consideration.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Hines	Abstaining: None

58 BAUER CROSSING

Staff recommendation: Defer applicant request.
Commission action: Deferred per applicants' request.
Speaker(s): Vic Gammill - opposed

Staff recommendation: Approve recommendation for Item No. 2, 6, 13, 19, 20, 37, 38, 40, 41, and 103 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Baldwin	Vote: Carried
Second: Jones	Abstaining: Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

112 BENDERS LANDING ESTATES SEC 2 PARTIAL REPLAT NO 2

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Robins	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

113 ESTATES AT ENGLAND

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Heisch	Vote: Unanimous

Second: Porras-Pirtle Abstaining: None

114 FOSTER HEIGHTS

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Sigler Vote: Unanimous
Second: Jones Abstaining: None

115 HANK GARDENS

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Baldwin Vote: Unanimous
Second: Viera-Bland Abstaining: None

116 LABOURE ESTATES PARTIAL REPLAT NO 1

Staff recommendation: Defer, additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Joice Owens, applicant

Motion: Baldwin Vote: Unanimous
Second: Colvard Abstaining: None

117 LOMCREST PLACE

Staff recommendation: Defer per Council Member request.
Commission action: Defer per Council Member request.
Speaker(s): Perdita Chavis, District K; Monica Fontenot Poindexter, applicant

Motion: Baldwin Vote: Unanimous
Second: Heisch Abstaining: None

118 ORANGE GROVE SEC 2 PARTIAL REPLAT NO 1

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Robins Vote: Unanimous
Second: Mandapaka Abstaining: None

119 ROSEWOOD CROSSING

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Sigler Vote: Unanimous

Second: Jones Abstaining: None

120 ROSEWOOD ESTATES PARTIAL REPLAT NO 3

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Heisch Vote: Unanimous
Second: Viera-Bland Abstaining: None

121 ROSEWOOD VIEWS

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Porras-Pirtle Vote: Unanimous
Second: Jones Abstaining: None

122 TRILLIUM SEC 6 PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Baldwin Vote: Unanimous
Second: Hines Abstaining: None

123 VERA LOU HOMES

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Viera-Bland Vote: Unanimous
Second: Rosenberg Abstaining: None

124 WEST LANE ANNEX PARTIAL REPLAT NO 7

Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None

Motion: Sigler Vote: Unanimous
Second: Jones Abstaining: None

125 WOODLANDS VILLAGE OF CARLTON WOODS SEC 11 PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Matt Tucker

Motion: Heisch Vote: Unanimous
Second: Rosenberg Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

126 CITY CENTER CAPITAL LLC AT CYPRESS NORTH HOUSTON
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Robins	Abstaining: None

127 FAIRBANKS PARK
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Jones	Abstaining: None

128 GARRETT COMPLEX
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Heisch	Abstaining: None

129 LACEY ESTATES
Staff recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Colvard	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

130 DUNHAM POINTE SEC 19
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Mandapaka	Vote: Carried
Second: Jones	Abstaining: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

131 DOWNTOWN EASTWOOD DISTRICT

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Andrea Vo

Motion: Baldwin Vote: Unanimous
Second: Sigler Abstaining: None

132 HOLMAN ANNEX

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Baldwin Vote: Unanimous
Second: Viera-Bland Abstaining: None

g. EXTENSIONS OF APPROVAL

133	Anniston Sec 7	Approved
134	Anniston Sec 8	Approved
135	Clara Road Industrial Park	Approved
136	IMS Pro Reserve	Approved
137	Inwood North Self Storage	Approved
138	Katy Freeman Business Park	Approved
139	Khans Plaza	Approved
140	La Heritage Commons	Approved
141	McHue Place	Approved
142	Prince Pat	Approved
143	Redbud Sec 1	Approved
144	Westpark Valley Estate	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

145	24254 Jane Avenue	Approved

Staff recommendation: Approve staff recommendations for Items 133 – 145.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

Motion: Baldwin	Vote: Carried
Second: Porras-Pirtle	Abstaining: Heisch – 133, 134

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 27, 2024

a. Chong Manor
b. Estates at Carey Street
c. Express Mart 59
d. Maldonado Properties
e. Marvida Sec 19 partial replat no 1
f. Northwood Crossing
g. Northwood Views
h. Southampton Place partial replat no 5

Staff recommendation: Establish a public hearing date of June 27, 2024, for Item II, a-h.
Commission action: Established a public hearing date of June 27, 2024, for Item II, a-h.
Speaker(s): None

Motion: Heisch	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR 1905 BRITTMORE ROAD

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

Motion: Robins	Vote: Unanimous
Second: Rosenberg	Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4360 ALMEDA GENOA ROAD

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Cathy Lewis, Deborah Hays, Alen Moden - opposed

Motion: Baldwin	Vote: Unanimous
Second: Sigler	Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3401 CANAL STREET

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

Motion: Baldwin	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1414 ROSALIE STREET

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Marylene Chan, Kevin Henderson - opposed

Motion: Baldwin	Vote: Carried
Second: Viera-Bland	Abstaining: Rosenberg

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1201 WESTHEIMER ROAD

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Evan Peterson, applicant, Nathan Dictrich – supportive

Motion: Robins	Vote: Unanimous
Second: Colvard	Abstaining: None

VIII. PUBLIC COMMENT – None

IX. EXCUSE THE ABSENCE OF COMMISSIONER LYDIA MARES

Commission action: Excused.

Motion: Baldwin	Vote: Unanimous
Second: Heisch	Abstaining: None

X. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at **4:03 PM**.

_____	_____
M. Sonny Garza, Vice Chair	Jennifer Ostlind, Secretary

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Airline Reserves GP	2024-1095	GP	Harris	ETJ	413J	2.76	0.00	0	Nadija and Albert Sulyukmanov	Texas Professional Surveying, LLC
2	Anniston Sec 15	2024-1071	C3P	Harris	ETJ	404T	23.33	1.06	124	Friendswood Development Company	BGE, Inc.
3	Anniston Sec 18	2024-1073	C3P	Harris	ETJ	404T	23.72	1.10	82	Friendswood Development Company	BGE, Inc.
4	Ariunbaatar Truck Stop	2024-0903	C2	Harris	ETJ	498F	6.94	6.94	0	Wilson Engineering Company, PLLC	Doucet & Associates, Inc.
5	Atascocita Community Church at West Lake	2024-1120	C3F	Harris	ETJ	377G	40.15	39.32	0	Atascocita Community Church	Windrose
6	Bauer Crossing (DEF1)	2024-1045	C2	Harris	City	450U	0.53	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
7	Belle Terre	2024-1100	C3F	Harris	ETJ	249Z	0.21	0.00	1	Belle Terre Properties LLC,	C & C Surveying, Inc
8	Bridges on Lake Houston Sec 10	2024-1056	C3F	Harris	ETJ	377D	6.30	1.95	55	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
9	Candela Sec 15	2024-1123	C3F	Fort Bend	ETJ	524N	33.39	3.48	156	JDS Nursery Tract, LLC	Quiddity Engineering
10	Cohn Jones South	2024-1052	C2	Fort Bend	ETJ	567D	3.96	3.96	0	Samuel A. Jones	Pape-Dawson Engineers
11	Covenant Kingwood (DEF1)	2024-1048	C2	Harris	City	336K	3.68	3.68	0	PRD Land Development Services, LLC	Windrose
12	Davis Square	2024-1075	C2	Harris	City	494A	0.16	0.00	4	Amal Homes	Total Surveyors, Inc.
13	Enclave at Federal Plaza Drive	2024-1074	C3F	Harris	City	451F	1.51	0.01	17	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
14	Estates at Bigwood Street (DEF2)	2024-0876	C3F	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
15	Estates at England	2024-1087	C3F	Harris	City	533R	0.12	0.00	2	AAB HOMES, LLC	AAB Homes, LLC
16	Fisk Enclave	2024-1015	C2	Harris	City	453U	0.17	0.00	4	PRO-SURV	PROSURV
17	Foster Heights	2024-1072	C3F	Harris	City	533R	0.12	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
18	Gosling Office Park	2024-1116	C2	Harris	City	453L	3.70	3.70	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
19	Grand Mason Sec 11	2024-1113	C3P	Harris	ETJ	405H	23.49	0.18	122	TPHTM 529, LLC, a Delaware limited liability company	BGE, Inc.
20	Grand Mason Sec 12	2024-1114	C3P	Harris	ETJ	406E	23.53	0.53	145	TPHTM 529, LLC, a Delaware limited liability company	BGE, Inc.
21	Grand Prairie Highlands Sec 10	2024-1055	C3F	Harris	ETJ	323L	33.25	17.89	70	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
22	Hacienda Caney	2024-1068	C2	Montgomery	ETJ	256L	12.48	12.31	0	Stonetown Hacienda Caney, LLC	Terra Associates, Inc.
23	Harvest Green Teamriddle Way Street Dedication	2024-1118	C3P	Fort Bend	ETJ	566L	7.10	4.16	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
24	Harvest Green Sec 52	2024-1063	C3F	Fort Bend	ETJ	566G	15.62	1.76	55	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
25	Harvest Green Sec 55	2024-1102	C3P	Fort Bend	ETJ	566G	11.20	0.00	40	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
26	Harvest Green Sec 56	2024-1106	C3P	Fort Bend	ETJ	566G	23.20	3.46	58	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
27	Harvest Green Sec 57	2024-1109	C3P	Fort Bend	ETJ	566G	9.80	0.52	35	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
28	Harvest Green Sec 58	2024-1115	C3P	Fort Bend	ETJ	566G	10.60	0.28	22	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
29	HCWCID No 109 WP No 2	2024-1124	C2	Harris	ETJ	371E	0.58	0.58	0	Harris County Water Control and Improvement District 109	Quiddity Engineering
30	Kings River South	2024-1078	C3F	Harris	ETJ	337Q	20.64	11.63	86	Meritage Homes of Texas, LLC	R.G. Miller Engineers
31	LaReserva Back Ranch Sec 1	2024-1057	C2	Harris	ETJ	248V	33.77	0.00	3	Twelve Oaks Subdivision, LLC	Texas Professional Surveying, LLC
32	LMC Collision	2024-1099	C2	Harris	ETJ	333B	2.56	2.56	0	LMC Collision	C & C Surveying, Inc
33	Loel Mason Estates	2024-1108	C3F	Harris	City	534D	0.35	0.00	4	Luna Remodeling Group	Tetra Land Services
34	Maz Villas (DEF2)	2024-0803	C3P	Harris	ETJ	330K	1.70	0.49	16	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
35	Merinos Produce	2024-1111	C2	Harris	City	454F	0.29	0.29	0	Merino	Windrose
36	Meyer Houston	2024-0909	C2	Harris	ETJ	333J	3.66	3.66	0	To be determined	SEM SERVICES
37	North Lake Houston Parkway Street Dedication Sec 2	2024-1128	C3P	Montgomery	ETJ	297E	3.80	0.00	0	Ashton Woods	Meta Planning + Design LLC
38	Northpark South Reserve	2024-1105	C2	Montgomery	ETJ	295V	0.95	0.95	0	R.G. Miller Engineers	R.G. Miller Engineers
39	Northpark South Sec 1	2024-1107	C3F	Montgomery	ETJ	295U	34.11	12.91	148	R.G. Miller Engineers	R.G. Miller Engineers
40	NTN West Gosling (DEF1)	2024-0954	C2	Harris	ETJ	250Z	6.35	6.09	0	NTN WEST GOSLING	Texas Professional Surveying, LLC
41	Quality Ocean Cypress	2024-1085	C3F	Harris	ETJ	368K	13.94	13.00	0	Quality Ocean, LLC	HRS and Associates, LLC
42	Ralston Lakes Sec 3	2024-1058	C3P	Harris	ETJ	416Q	19.96	2.11	115	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
43	Redbud Sec 2	2024-1117	C3P	Harris	ETJ	325D	14.64	0.73	61	VPTM Bauer Hockley LB, LLC	Quiddity Engineering
44	Redbud Sec 5	2024-1119	C3P	Harris	ETJ	325C	17.50	5.12	53	Taylor Morrison	Meta Planning + Design LLC
45	Reserve on Jensen (DEF1)	2024-0988	C2	Harris	City	494J	1.59	1.37	0	Jensen #30 Ltd.	Hovis Surveying Company Inc.
46	Robles Verdes	2024-1069	C2	Montgomery	ETJ	256V	14.31	14.31	0	Stonetown Robles Verdes, LLC	Terra Associates, Inc.
47	Rolling Oaks Wastewater Treatment Plant	2024-1103	C2	Harris	ETJ	447E	3.10	3.10	0	Woodmere Development Company, LTD	LJA Engineering, Inc.-(Houston Office)
48	Rosewood Estates partial replat no 3	2024-1125	C3F	Harris	City	454H	0.51	0.00	4	JM	South Texas Surveying Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
49	Royal Independent School District Royal Elementary School No 2	2024-1133	C2	Waller	ETJ	403Z	15.19	15.19	0	Royal Independent School District	Quiddity Engineering - Katy
50	Royal Pines Sec 5	2024-1129	C3P	Montgomery	ETJ	297E	34.30	20.06	85	TC LB Royal Pines, LB	Meta Planning + Design LLC
51	SAI SKC Louetta (DEF1)	2024-0964	C2	Harris	ETJ	291Z	6.03	6.03	0	SAI SKC, LLC - Series I	McKim and Creed
52	Sequoia ID Lift Station	2024-0969	C3F	Harris	ETJ	414D	2.54	1.55	0	Sequoia Improvements District	Fulcrum Land Surveying LLC
53	Sheldon ISD High School Sec 2	2024-0939	C3P	Harris	ETJ	416V	42.07	42.07	0	Sheldon ISD	Westwood Professional Services, Inc.
54	Sorella Sec 7	2024-1092	C3F	Harris	ETJ	286N	19.65	1.57	109	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
55	Sorella Sec 8	2024-1093	C3F	Harris	ETJ	286S	19.52	1.13	88	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
56	Sorella Sec 10	2024-1094	C3F	Harris	ETJ	286S	12.60	0.43	66	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
57	Sorella Sec 11	2024-1097	C3F	Harris	ETJ	286N	13.77	0.12	91	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
58	Springbridge Residential (DEF1)	2024-0869	C3F	Harris	ETJ	332M	4.99	1.70	25	Springbridge LLC	Hussam Ghuneim
59	STNL Hawksview	2024-1047	C3F	Harris	ETJ	377G	1.27	1.27	0	STNL Development	Windrose
60	Sundance Detention Pond E	2024-1141	C2	Harris	ETJ	378Q	5.55	5.55	0	KPS Land Investments, L.P. A Texas Limited Partnership	EHRA
61	Townhomes on West Lake (DEF2)	2024-0896	C3F	Harris	City/ ETJ	377L	0.75	0.19	11	Shopping Center Interests LLC	Beacon Land Services
62	Trinity Gardens partial replat no 4 (DEF2)	2024-0937	C3F	Harris	City	454Q	0.76	0.10	9	KSDA TX Properties II, LLC.	ICMC GROUP INC
63	Vibe at Cuttler (DEF1)	2024-1049	C3F	Montgomery	ETJ	256U	10.05	9.91	0	OCTA Homes	Tetra Land Services

B-Replats

64	Airline Reserves Sec 1	2024-1096	C2R	Harris	ETJ	413J	2.13	2.13	0	Nadija and Albert Sulyukmanov	Texas Professional Surveying, LLC
65	Amrina Apartments	2024-1064	C2R	Harris	City	576J	6.43	6.43	0	45 ALMEDA APARTMENTS, LLC,	MOMENTUM EGINEERING
66	Anita Estates	2024-0962	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
67	Barclay Place Views	2024-1104	C2R	Harris	City	454H	0.73	0.05	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
68	Bella Reed (DEF1)	2024-0987	C2R	Harris	City	573D	0.29	0.00	2	SLIC Property Investmen LLC	Richard Grothues Designs
69	Bridgeland Central Sec 7	2024-1136	C3R	Harris	ETJ	365R	13.70	2.13	95	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
70	Bridgeland Prairieland Village Sec 39	2024-1110	C3R	Harris	ETJ	365T	29.20	4.01	113	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
71	Chabad Jewish Student Center of Houston (DEF1)	2024-1013	C2R	Harris	City	532H	0.29	0.29	0	Chabad Jewish Student Center at Rice University	Windrose
72	Daimler Terrace (DEF2)	2024-0717	C2R	Harris	City	493B	0.11	0.00	1	1965	Overland (Surveyors) Consortium, Inc
73	Delafield Villas	2024-1060	C2R	Harris	City	534B	0.13	0.00	2	Toledanos Concrete, LLC	HRS and Associates, LLC
74	Drew Estates	2024-1062	C2R	Harris	City	493Z	0.12	0.00	2	Homebound	MOMENTUM EGINEERING
75	Duff Place (DEF2)	2024-0886	C2R	Harris	City	453H	0.37	0.37	4	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
76	End Hunger Network replat no 1 and extension	2024-1080	C2R	Harris	City	453Y	1.16	1.16	0	Houston Market Center LLC	RP & Associates
77	Epsom Place	2024-1140	C2R	Harris	ETJ	414T	0.85	0.34	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
78	Estates at Brandon	2024-1083	C2R	Harris	City	533Y	0.16	0.16	0	New Era Development	New Era Development & Land Services
79	Estates at Griggs Plaza	2024-1088	C2R	Harris	City	533M	0.96	0.94	0	New Era Development	New Era Development & Land Services
80	Estates at Sandra (DEF1)	2024-1018	C2R	Harris	City	454Q	0.47	0.08	4	New Era Development	New Era Development & Land Services
81	Estates on Bacher Street	2024-1091	C2R	Harris	City	455P	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
82	Fortune Place	2024-0891	C2R	Harris	City	412U	0.17	0.00	3	SERGIO DIAZ	360 Degrees Design and Construction, LLC
83	Galway Estates (DEF1)	2024-0961	C2R	Harris	City	493Z	0.12	0.00	2	Homebound	MOMENTUM EGINEERING
84	Hazel Cove (DEF1)	2024-0943	C3R	Harris	City	572Y	2.41	0.16	37	Green Valley Construction, LLC	The Interfield Group
85	Jeffersonian at Betty Boop	2024-1084	C2R	Harris	City	455P	0.26	0.01	3	New Era Development	New Era Development & Land Services
86	Kelly Addition	2024-1137	C2R	Harris	City	494E	0.06	0.00	1	RM Quality Construction	Cobalt Engineering & Inspections LLC
87	Kings River North	2024-1121	C3R	Harris	ETJ	337Q	20.80	9.60	116	Meritage Homes	Meta Planning + Design LLC
88	Knox Street Crossing (DEF2)	2024-0792	C2R	Harris	City	412T	0.34	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
89	Main Course	2024-1079	C2R	Harris	City	532T	5.59	5.59	0	KayLite Management, LP	Owens Management Systems, LLC
90	Midland Estates	2024-1061	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
91	Northcourt Distribution Center	2024-1086	C2R	Harris	City	410Y	16.53	16.53	0	Provident Realty Advisors	Weisser Engineering Company
92	Peden Street Living (DEF2)	2024-0885	C2R	Harris	City	493N	0.15	0.00	3	Ghandour Enterprises, LLC	Total Surveyors, Inc.
93	Plaza Estates at Porto Rico	2024-1089	C2R	Harris	City	450A	0.16	0.00	2	New Era Development	New Era Development & Land Services
94	Post Oak Central	2024-0910	C2R	Harris	City	491U	17.44	17.44	0	POC Partners 1 LLC	M2L Associates, Inc.
95	Reserve at Redbud (DEF1)	2024-0965	C2R	Harris	City	533V	0.29	0.29	0	ERI ROOTS	RSG Engineering
96	Royal Manors at Almeda	2024-1059	C3R	Harris	City	572G	2.13	0.45	23	Think Beyond Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
97	Seabrook Garden Estates	2024-0953	C2R	Harris	City	533Q	0.18	0.00	3	RTS VENTURES LLC	JT Architectural Designs LLC
98	Sherwin Place	2024-1076	C2R	Harris	City	492B	0.12	0.00	3	Amal Homes	Total Surveyors, Inc.
99	Summerfield Estates	2024-1070	C2R	Harris	City	533R	0.17	0.00	3	SUMMERFIELD INVESTMENTS, LLC	JT Architectural Designs LLC
100	Velazquez Estates at N Victory (DEF1)	2024-0963	C2R	Harris	City	412U	0.25	0.02	3	CAS Consultants, LLC	CAS Consultants, LLC

C-Public Hearings Requiring Notification

101	Amherst Springs	2024-0432	C3N	Harris	City	533U	0.41	0.00	2	Masterplan	Masterplan
102	Benders Landing Estates Sec 2 partial replat no 2 (DEF1)	2024-0405	C3N	Montgomery	ETJ	294N	2.24	0.00	1	Helena Dumont Capital Group, LLC	Jeffrey Moon & Associates
103	Blanco Estates	2024-0856	C3N	Harris	City	575Q	0.45	0.00	2	Blanco	Tetra Land Services
104	Fellowship Estate	2024-0907	C3N	Harris	City	533Y	1.36	1.36	0	The Porter Drafting Co	The Porter Drafting Co.
105	FL Tucker Long Drive	2024-0656	C3N	Harris	City	534Q	2.88	2.88	0	F.L. TUCKER, LLC, A TEXAS LIMITED LIABILITY COMPANY	Civil-Surv Land Surveying, L.C.
106	Green Oaks On Beckley Replat No 1	2024-0927	C3N	Harris	City	412N	0.97	0.02	16	Green Valley Construction, LLC	The Interfield Group
107	Hank Gardens (DEF1)	2024-0829	C3N	Harris	City	450Q	0.78	0.14	10	Rosemary Custom Homes, LLC	Pioneer Engineering, LLC
108	Kerala Hindu Society at Minetta Street	2024-0628	C3N	Harris	City	570H	5.45	5.45	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
109	Laboure Estates partial replat no 1 (DEF1)	2024-0504	C3N	Harris	City	533F	0.38	0.38	0	Albert Woods	Owens Management Systems, LLC
110	Lomcrest Place (DEF1)	2024-0725	C3N	Harris	City	570M	0.46	0.46	0	Main Plaza Investment, LLC	Chesterfield Development Services
111	Newhaven Estates	2024-0884	C3N	Harris	City	455G	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
112	Rice Sterlingshire Avenue Development	2024-0787	C3N	Harris	City	455B	0.20	0.00	2	George Rice Realty	Doshi Engineering & Surveying Company
113	Rosewood Views (DEF1)	2024-0642	C3N	Harris	City	454H	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
114	Southland Villas	2024-0926	C3N	Harris	City	533L	0.16	0.00	3	Spencer Huck	Total Surveyors, Inc.
115	Sunny Mallow replat no 1	2024-0637	C3N	Harris	City	533Z	0.25	0.00	3	Mallow Holdings LLC	Richard Grothues Designs
116	Synova Sec 5	2024-0605	C3N	Harris	ETJ	378R	19.12	2.05	120	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA
117	Temple Terrace Addition partial replat no 3	2024-0873	C3N	Harris	City	493J	7.48	7.47	0	SCI Capital Holdings, Inc	C.L. Davis & Company
118	Trillium Sec 6 partial replat no 1 (DEF1)	2024-0815	C3N	Fort Bend	ETJ	527S	1.52	0.52	6	Taylor Morrison of Texas Inc.	Costello, Inc.
119	Vera Lou Homes (DEF1)	2024-0672	C3N	Harris	City	533U	0.27	0.00	3	Wida Investments LLC	Pioneer Engineering, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
120	West Lane Annex partial replat no 7 (DEF1)	2024-0758	C3N	Harris	City	491V	0.22	0.00	2	CASPIAN Development	MOMENTUM EGINEERING
121	Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF1)	2024-0762	C3N	Montgomery	ETJ	216S	2.10	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC

D-Variances

122	Atascocita Road Campus Reserve	2024-1138	C2	Harris	ETJ	376F	51.68	51.68	0	WASTE MANAGEMENT OF TEXAS, INC., A TEXAS CORPORATION	EHRA
123	City Center Capital LLC at Cypress North Houston (DEF1)	2024-0766	C2	Harris	ETJ	368M	0.81	0.00	1	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
124	Cullen Acres	2024-0934	C3P	Harris	City	573R	6.81	1.55	41	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
125	Fairbanks Park (DEF1)	2024-1021	C3F	Harris	ETJ	410F	29.18	29.18	0	Junction Commercial Real Estate	Weisser Engineering Company
126	LeNguyen Estates	2024-0898	C2	Harris	City	488J	1.00	0.00	1	MTB	Texas Land Maps
127	Mantra Business Park	2024-1098	C2	Harris	ETJ	408Z	4.50	4.50	0	Ayatt LLC	Ayatt LLC

E-Special Exceptions

128	Dunham Pointe Sec 19 (DEF1)	2024-0966	C3P	Harris	ETJ	326W	23.00	1.60	65	Dunham Pointe Development LLC, a Texas limited liability company	BGE, Inc.

F-Reconsideration of Requirements

129	Highland Crossing	2024-0931	C2	Harris	City	452C	1.20	0.20	24	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
130	Mansfield Proper	2024-0916	C3P	Harris	City	452B	2.25	0.26	32	CityQuest Properties	ICMC GROUP INC

G-Extensions of Approval

131	Beagle Acres	2023-1398	EOA	Harris	ETJ	286R	5.73	1.67	3	Owner	The Pinnell Group, LLC
132	Briarcraft Meadows	2023-1326	EOA	Fort Bend	City	570V	1.73	0.04	19	Aimy Builders	RP & Associates
133	Clodine Road Tract	2023-1361	EOA	Fort Bend	ETJ	527X	14.60	8.16	89	Ajirioghene Oyibo Ukodhiko	LJA Engineering, Inc.-(Houston Office)
134	Cordoba Estates	2023-1553	EOA	Harris	ETJ	407U	5.50	1.28	45	Continental Superior Management Groups	Hovis Surveying Company Inc.
135	Development at Mitchell Road	2023-1327	EOA	Harris	ETJ	413N	4.60	4.60	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
136	Diamond SM 21 LLC	2023-1546	EOA	Harris	ETJ	290E	6.97	6.97	0	Diamond SM 21 LLC	Hovis Surveying Company Inc.
137	Katy ISD Elementary no 47	2023-1499	EOA	Harris	ETJ	404R	14.21	14.21	0	Brooks and Sparks	West Belt Surveying, Inc.
138	Labrada Distribution Center	2023-1363	EOA	Harris	ETJ	287J	15.08	15.08	0	Flatrock Companies, LLC	Windrose
139	Oak Forest Villas	2023-1081	EOA	Harris	City	452F	0.64	0.00	7	Randy Hargrove	Quiddity Engineering
140	Reserves at Harvest Green	2023-1489	EOA	Fort Bend	ETJ	526Y	6.07	6.07	0	CH HARVEST GREEN, LLC	Quiddity Engineering - Katy
141	Sunterra Commercial Development Sec 1	2023-1287	EOA	Waller	ETJ	443D	2.16	2.16	0	M H Sunterra Holdings LLC	Windrose

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

142	2405 Ralph Street	23112645	DPV	Harris	City	492V				Daniel J. Dupuis AIA	Daniel J. Dupuis AIA
143	910 Yale Street	23119896	DPV	Harris	City	492D				Creole Design, LLC	Sam Gianukos

Landscape Variance

III	1905 Brittmoore Road	23101286	LV	Harris	City	499Q				Stantec Architects Ir	Danielle Dunn

Parking Variance

IV	4360 Almeda Geona Rc	22114647	PV	Harris	City	573R				Luke Fry	Sun Collective Design Grou
V	3401 Canal Street	24037142	PV	Harris	City	5457D				Andrew Allemand	Beacon Land Services
VI	1414 Rosalie Avenue	22110990	PV	Harris	City	493T				Reberto	The Interfield Group

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Amherst Springs

Applicant: Masterplan



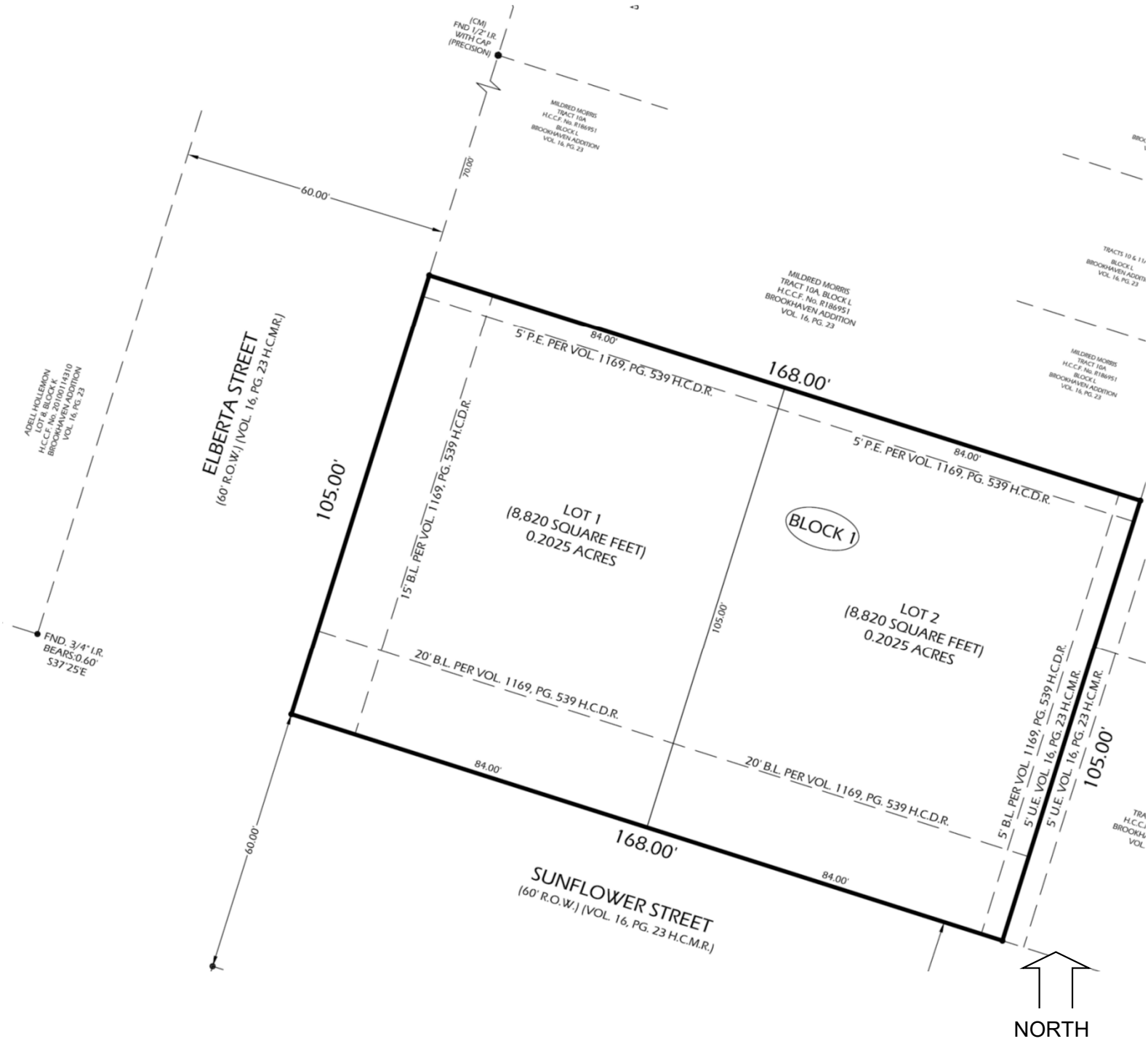
C – Public Hearings **Site Location**

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings Subdivision

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings **Aerial**

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 25th, 2024

Dear Property Owner:

Reference Number: 2024-0432; Amherst Springs, a partial replatting of Brookhaven Addition, being Lot 9 of Block L, as recorded in Volume 16, Page 23, Harris County Map Records. The new subdivision name is Amherst Springs.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Sunflower Street and Elberta Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karen Wunsch** with **Masterplan**, on behalf of the developer, can be contacted 214-389-2279 for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact John Cedillo, with the Planning and Development Department via email at **John.Cedillo@houstontx.gov** or call **832-393-6633**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13th, 2024, 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

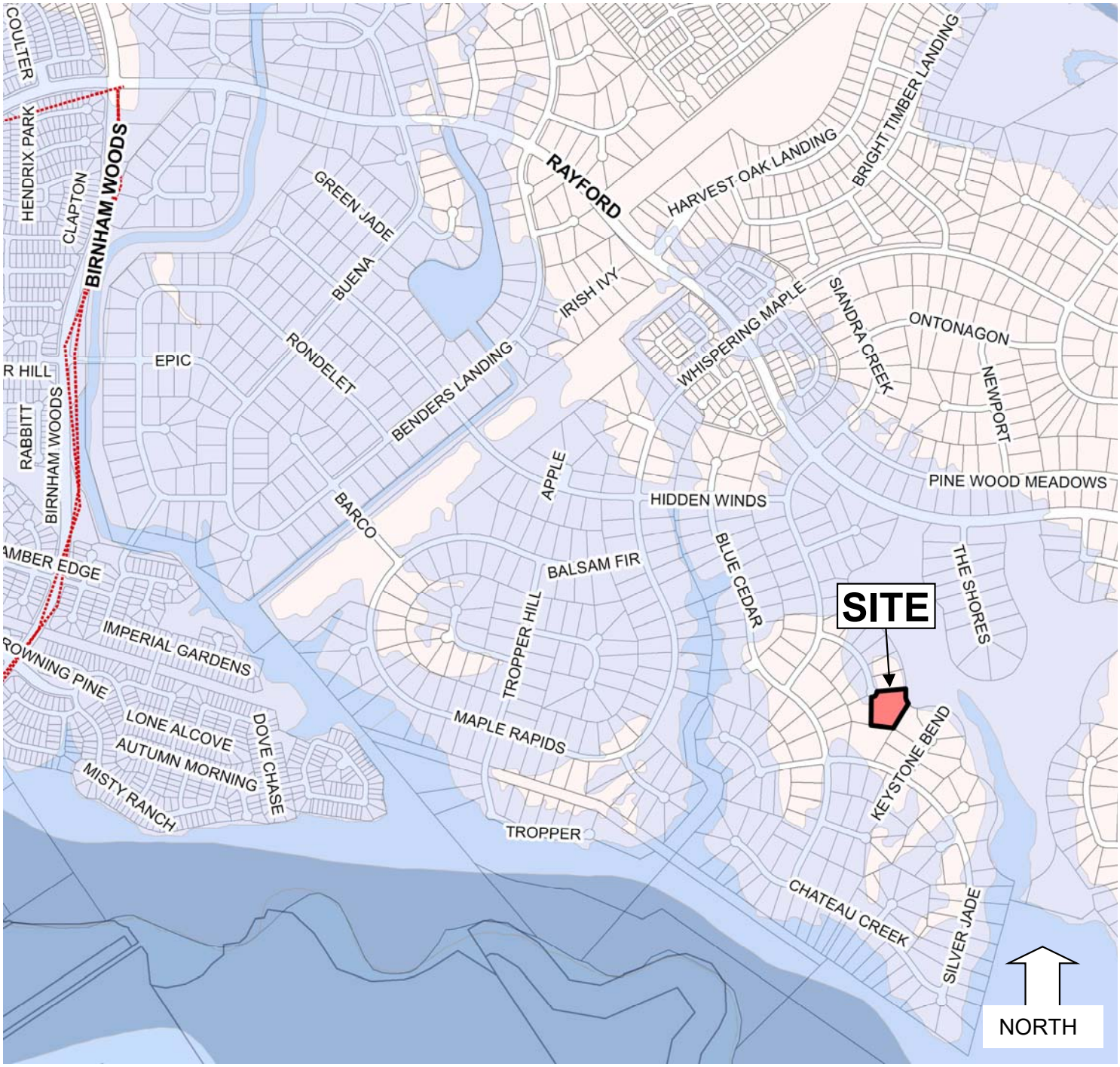
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Benders Landing Estates Sec 2 partial replat no 2 (DEF1)

Applicant: Jeffrey Moon & Associates



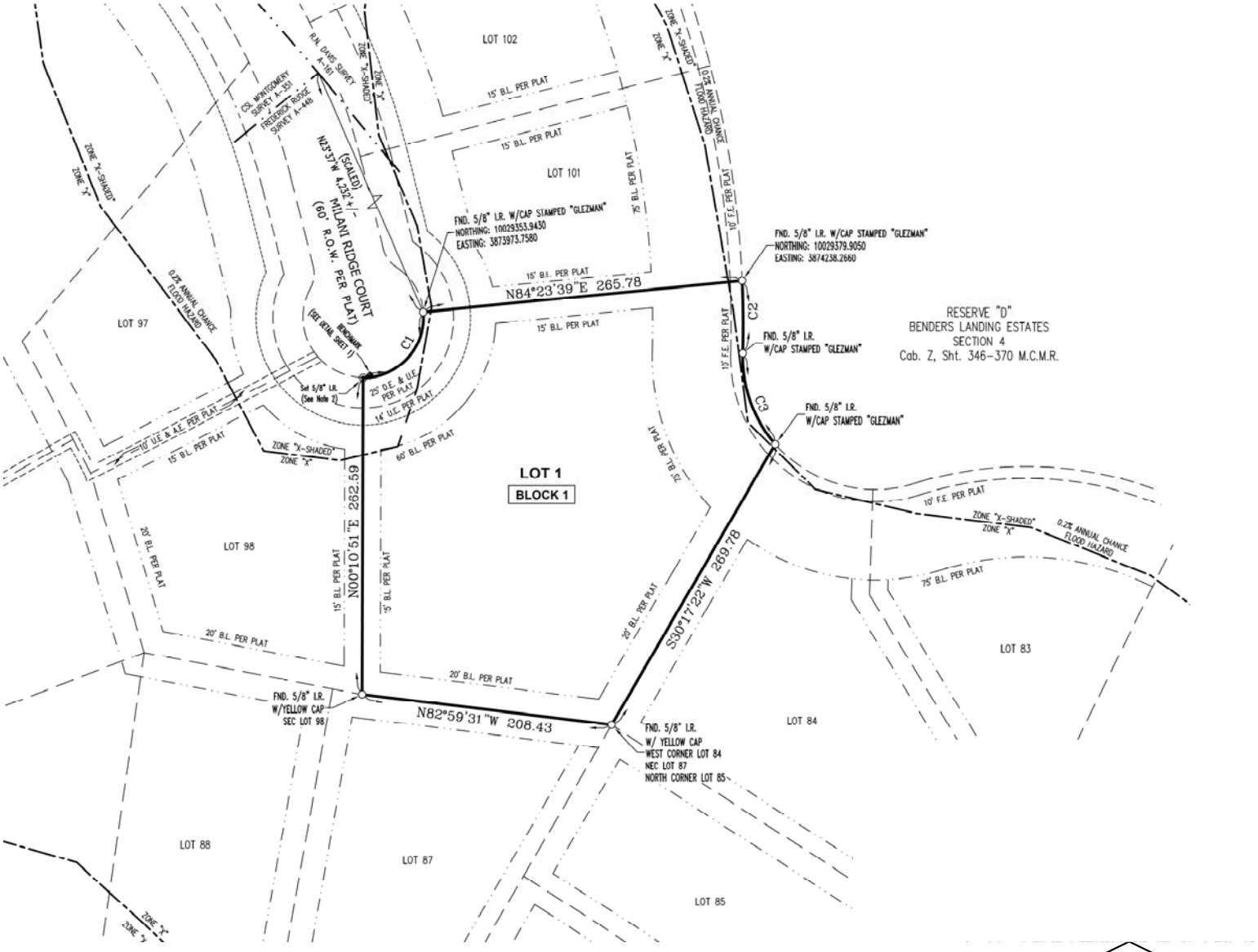
C – Public Hearings Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Benders Landing Estates Sec 2 partial replat no 2 (DEF1)

Applicant: Jeffrey Moon & Associates



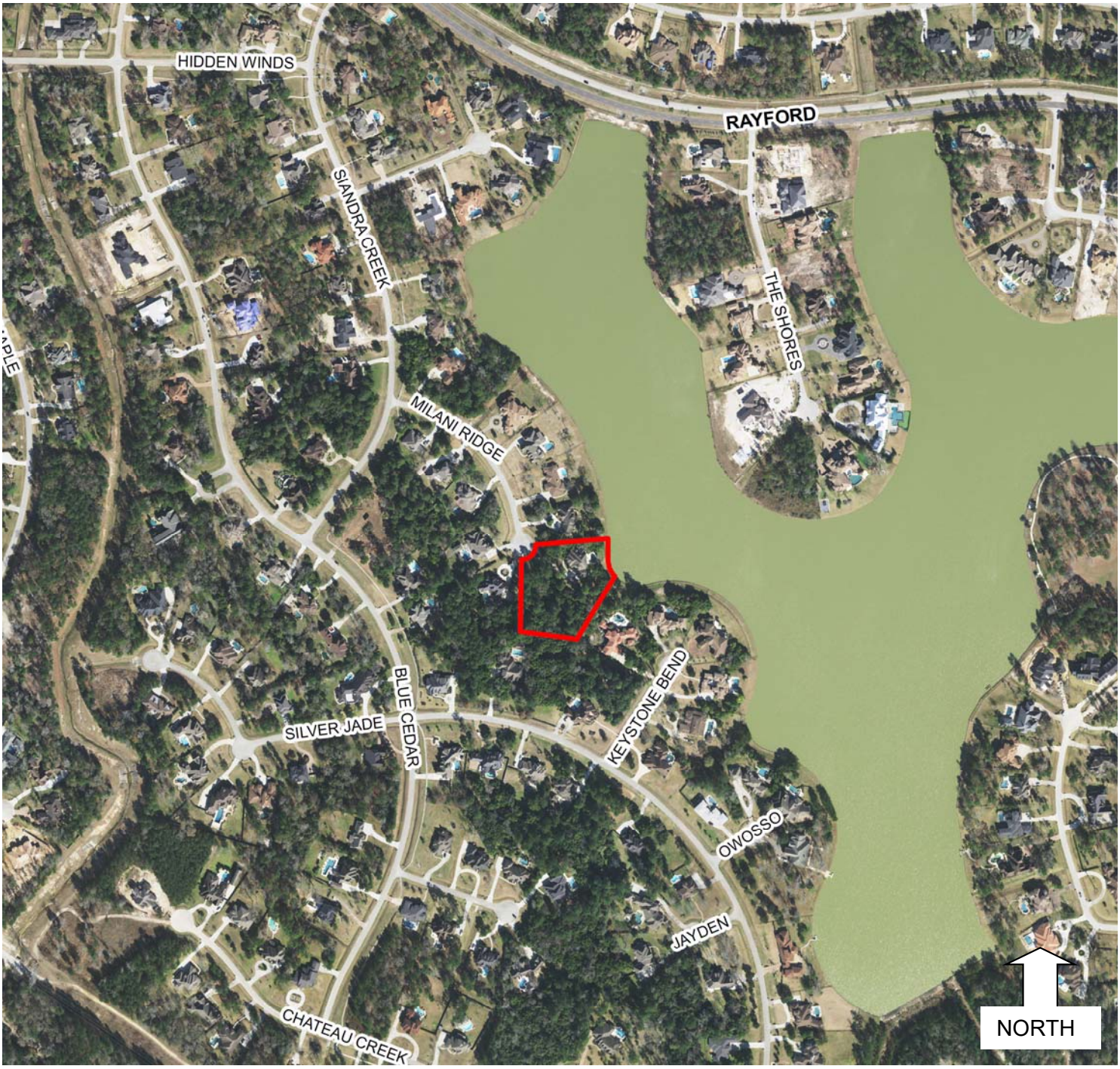
C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Benders Landing Estates Sec 2 partial replat no 2 (DEF1)

Applicant: Jeffrey Moon & Associates



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0405, Benders Landing Estates Sec 2 partial replat no 2, a partial replat of **Benders Landing Estates Sec 2**, being a replat of Lots 99 and 100 in Block 4, as recorded in Cabinet Y, Sheet 86 of the Montgomery County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located southeat along Milani Ridge Court, south of Rayford Road, and east of Birnham Woods Drive. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Aaron Collins of Jeffrey Moon & Associates**, on behalf of the developer Helena Dumont Capital Group LLC, can be contacted at **936-521-3594** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact John Cedillo with the Planning and Development Department via email at **John.Cedillo@houstontx.gov** or call **832-393-6633**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Blanco Estates

Applicant: Tetra Land Services



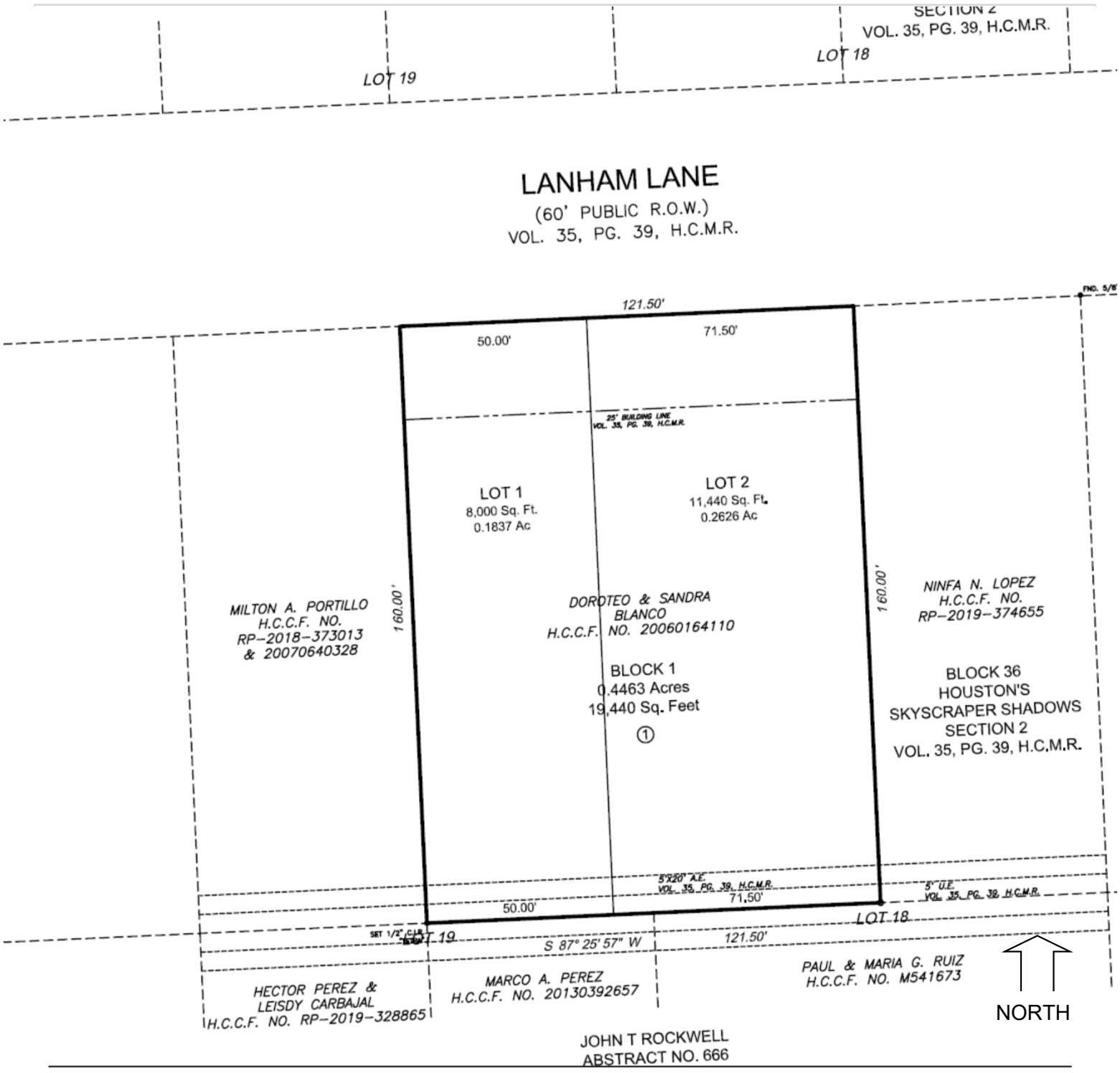
C – Public Hearings **Site Location**

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Blanco Estates

Applicant: Tetra Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Blanco Estates

Applicant: Tetra Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24th, 2024

Dear Property Owner:

Reference Number: 2024-0856; Blanco Estates, a partial replatting of Houston Skyscraper Shadows Sec 2, being a portion of Lots 4 & 5 of Block 36, as recorded in Volume 35, Page 39, Harris County Map Records. The new subdivision name is Blanco Estates.

The Planning and Development Department has received a subdivision plat application for a property located south along Lanham Lane and west of Monroe Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Paul Coyne** with **Tetra Land Services**, on behalf of the developer, can be contacted 713-462-6100 for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact John Cedillo, with the Planning and Development Department via email at **John.Cedillo@houstontx.gov** or call **832-393-6633**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 13th, 2024, 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

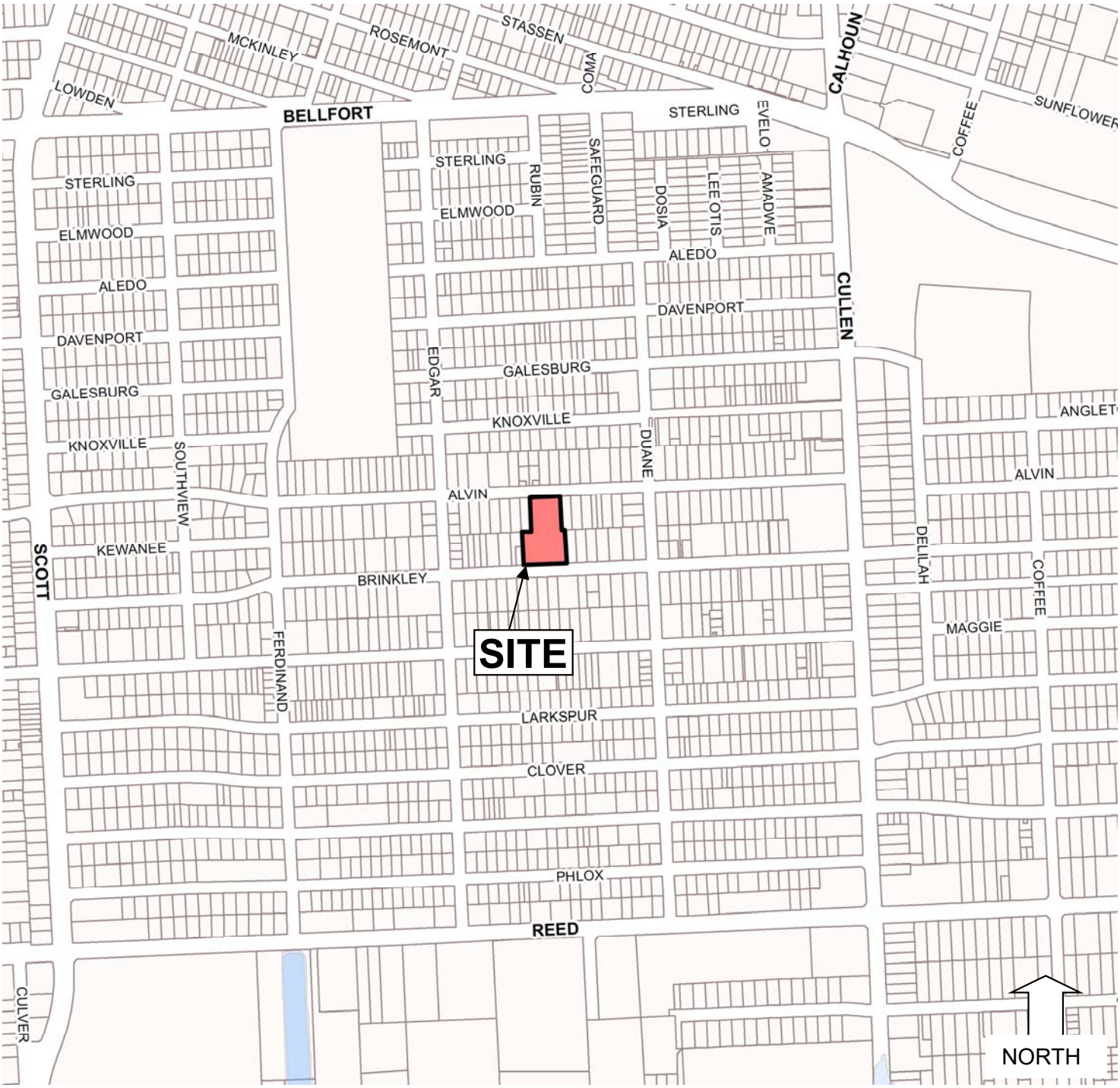
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Fellowship Estate

Applicant: The Porter Drafting Co.



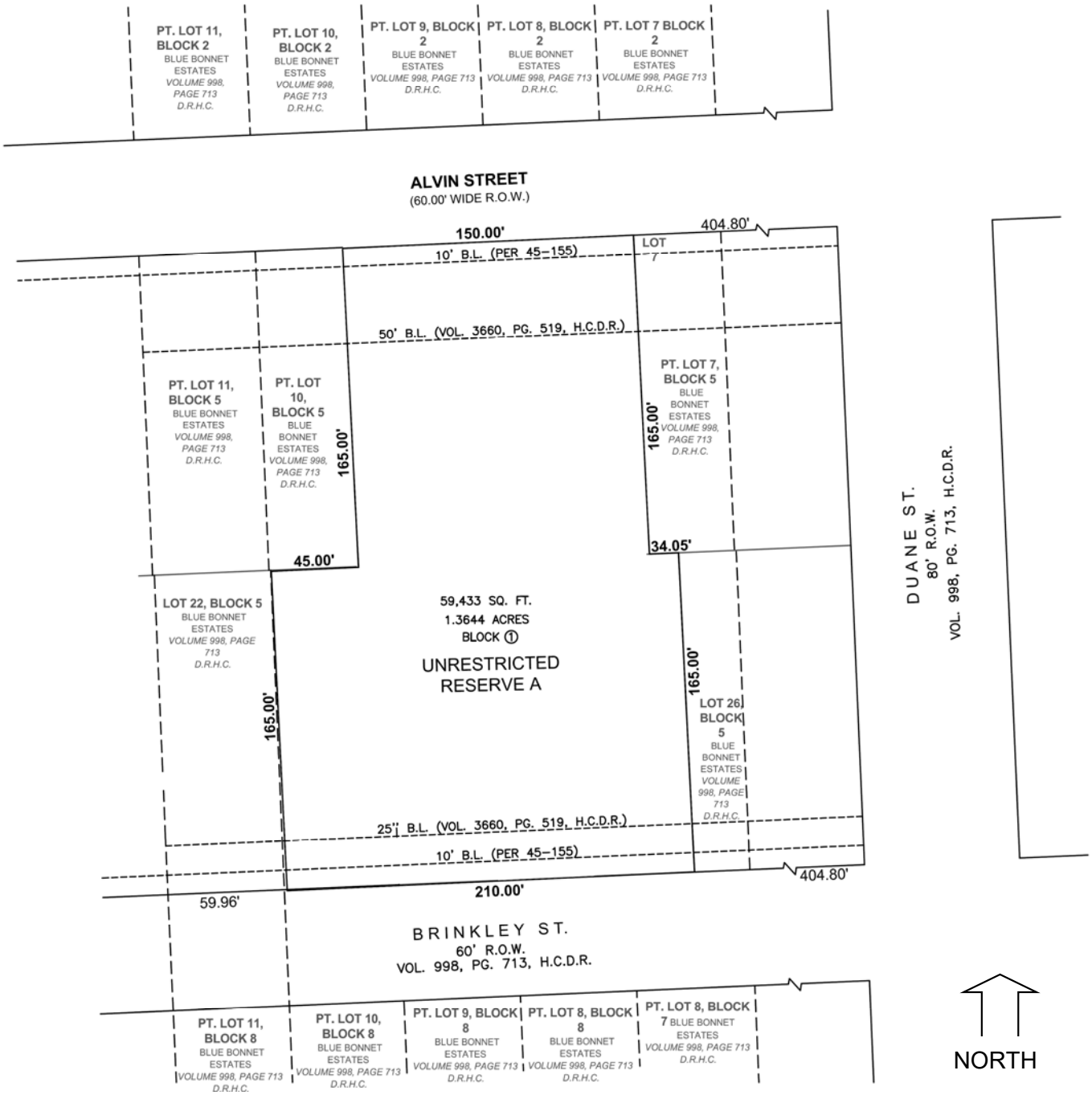
C – Public Hearings Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Fellowship Estate

Applicant: The Porter Drafting Co.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Fellowship Estate

Applicant: The Porter Drafting Co.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0907, Fellowship Estate, a partial replat of a portion of **Blue Bonnet Estates,** being all of Lots 8,9,23, 24 and 25; and portions of Lots 7, 10, and 26, in Block 5 as recorded in Volume 998, Page 713 of the Harris County Deed Records.

The property is located south along Alvin Street, north along Brinkley Street, West of Cullen Boulevard. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Jesse Porter,** with The Porter Drafting Co, on behalf of the developer, Fellowship Missionary Baptist Church, can be contacted at **713-491-3629.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **John P. Cedillo**, with the Planning and Development Department via email at john.cedillo@houstontx.gov **or call 832-393-6633.**

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

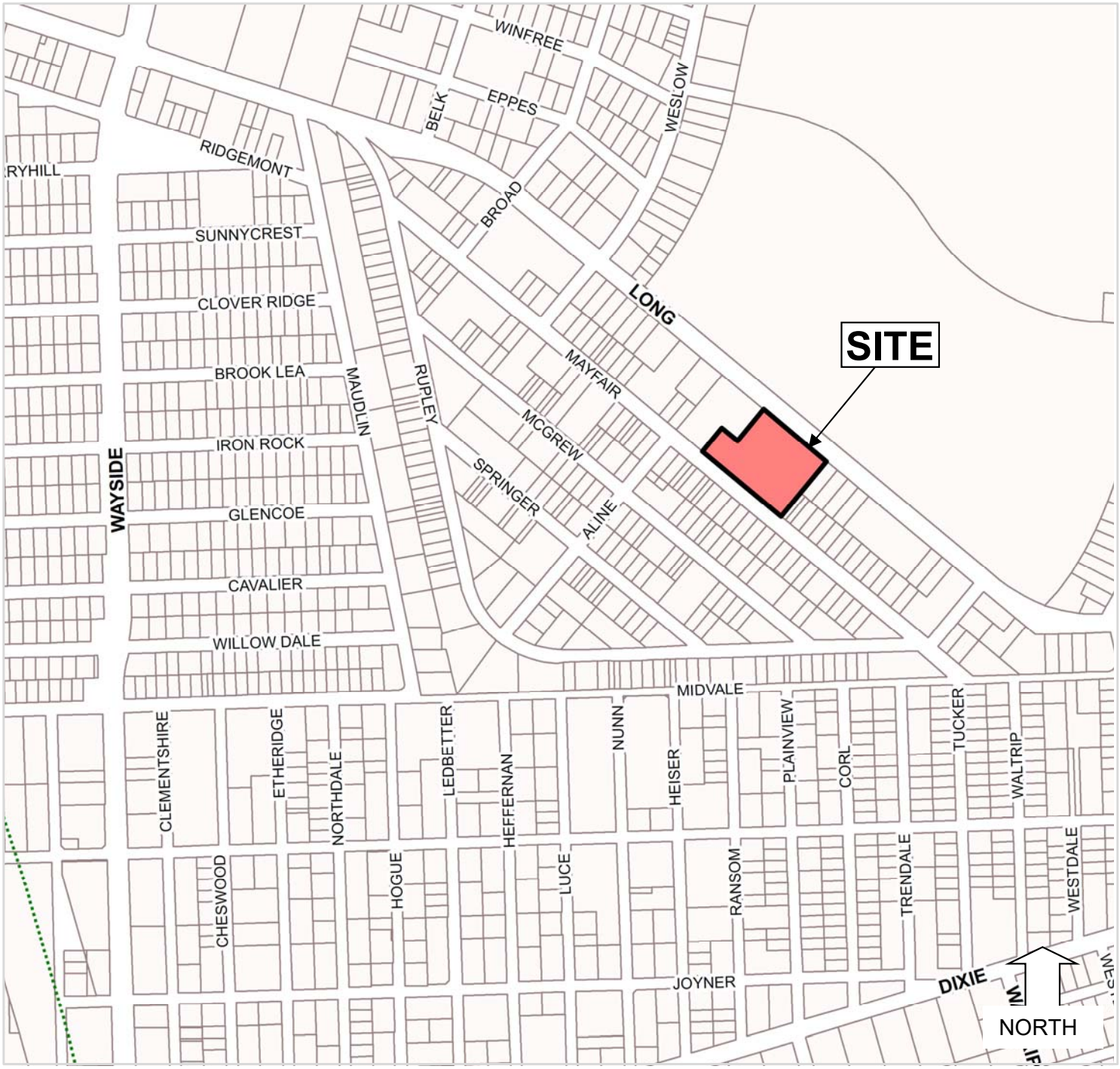
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: FL Tucker Long Drive (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



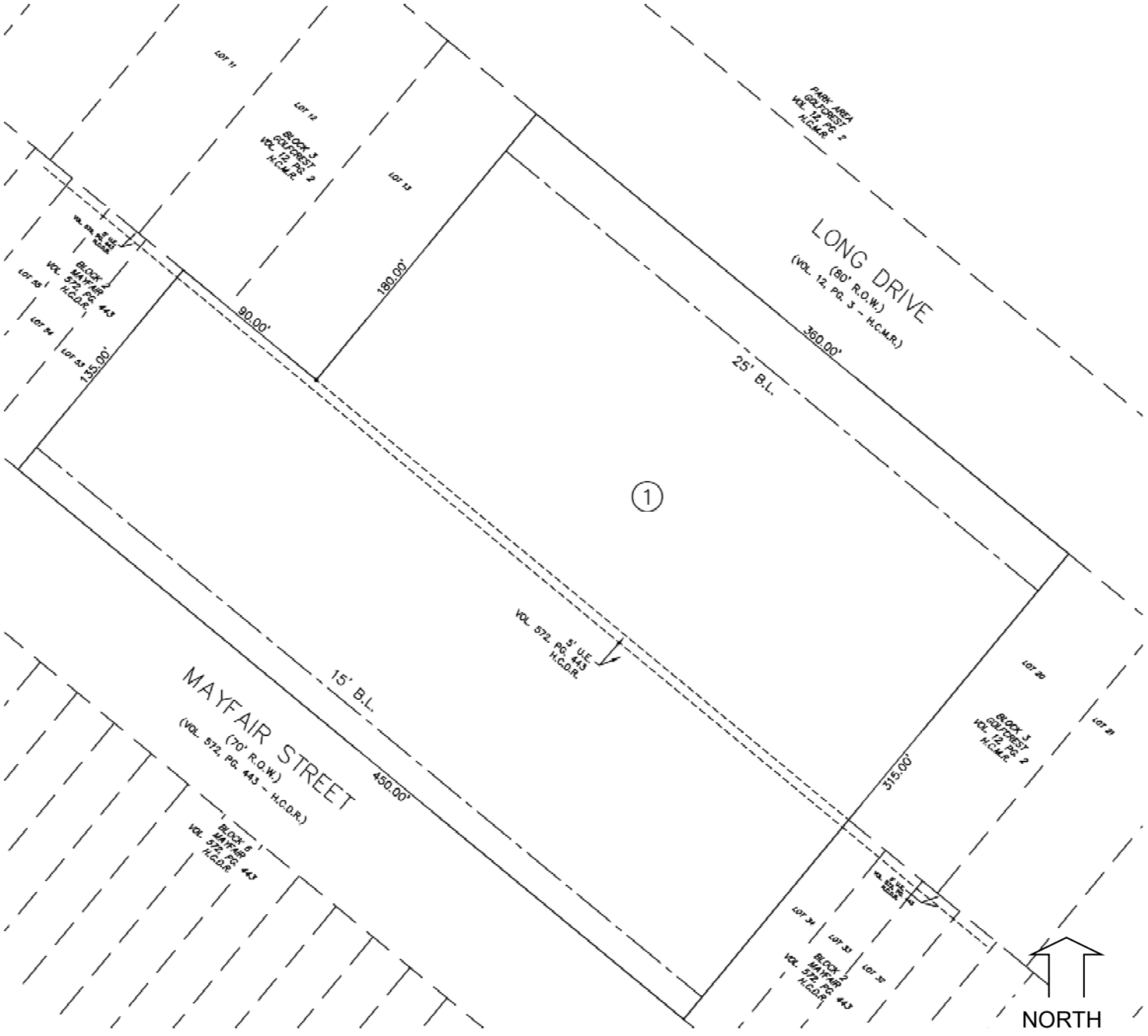
C – Public Hearings Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: FL Tucker Long Drive (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: FL Tucker Long Drive (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0656, FL Tucker Long Drive; a partial replat of **Amended Golfcrest Addition and Mayfair Addition,** being a replat Lots 14-19, Block 3 of **Amended Golfcrest Addition, as recorded in Vol. 12, pg. 3 of the Harris County Map Records** and the replatting of Lots 35-52, Block 2 of **Mayfair Addition as recorded in Vol 572, pg 443 of HCDR.**

The Planning and Development Department has received a subdivision plat application for a property located east and along Mayfair Street and west along Long Drive. The purpose of the replat is to create 1 unrestricted reserve. The applicant, **Chris Rhodes,** with Civil-Surv Land Surveying, L.C., on behalf of FL Tucker LLC, the developer, can be contacted at **713-839-9181.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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Terminology

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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

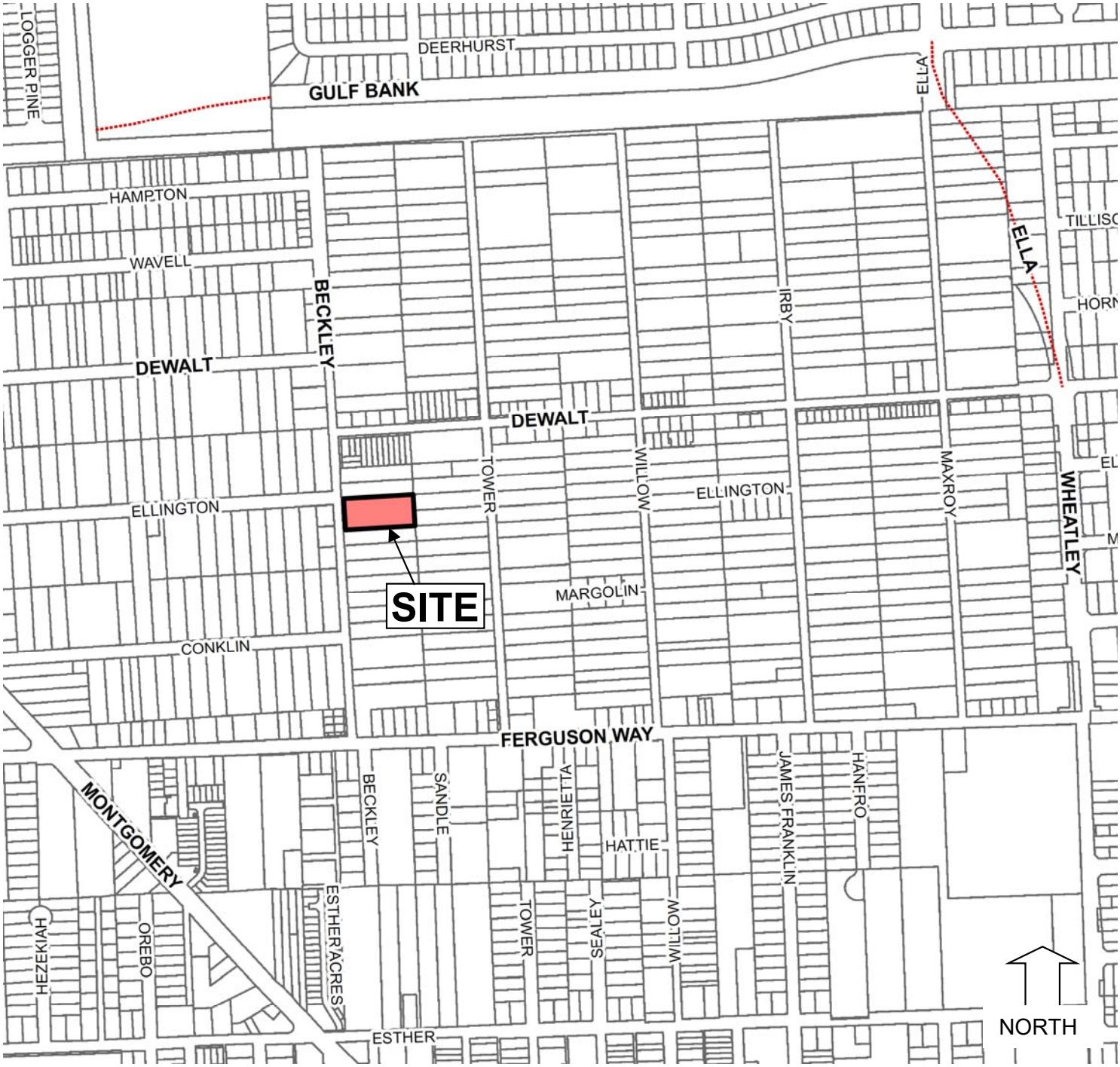
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Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Green Oaks on Beckley replat no 1

Applicant: The Interfield Group



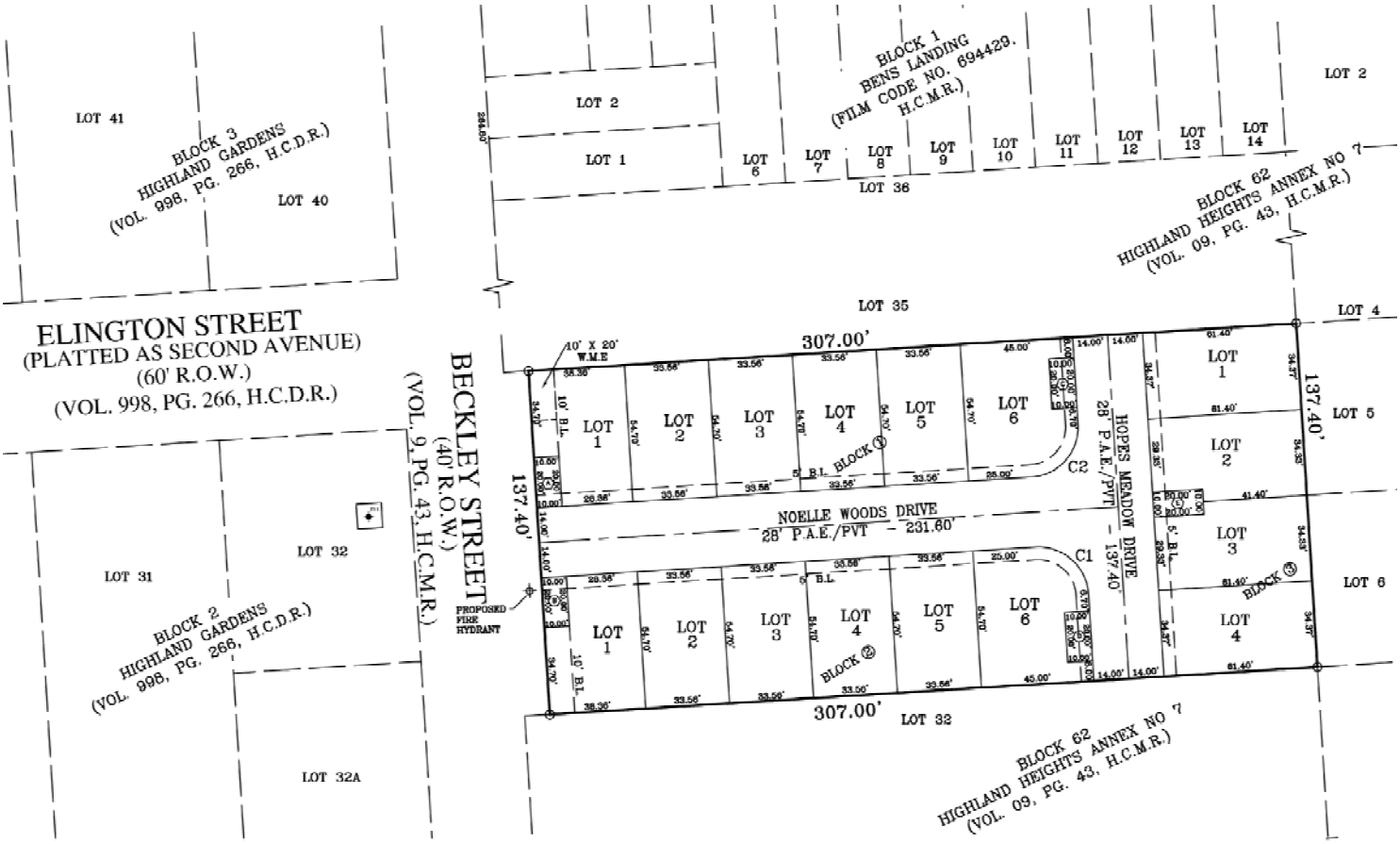
C – Public Hearings Site Location

Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Green Oaks on Beckley replat no 1

Applicant: The Interfield Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Green Oaks on Beckley replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0927, Green Oaks on Beckley replat no 1, a full replat of Green Oaks on Beckley, being Lots 1-8 and Reserves A and B in Block 1, Lots 1-8 and Reserve C in Block 2, and Lots 1-6 in Block 3 as recorded in Film Code NO. 705238 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Beckley Street, South of Dewalt Street and east of West Montgomery Road. The purpose of the replat is to create sixteen (16) single-family residential Lots, and five (5) Reserves. The applicant, **Mary Villarreal of The Interfield Group**, **on** behalf of the developer Green Valley Construction, LLC can be contacted at **713-780-0909, ext. 312** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

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Planning Department Staff Authority and Obligation

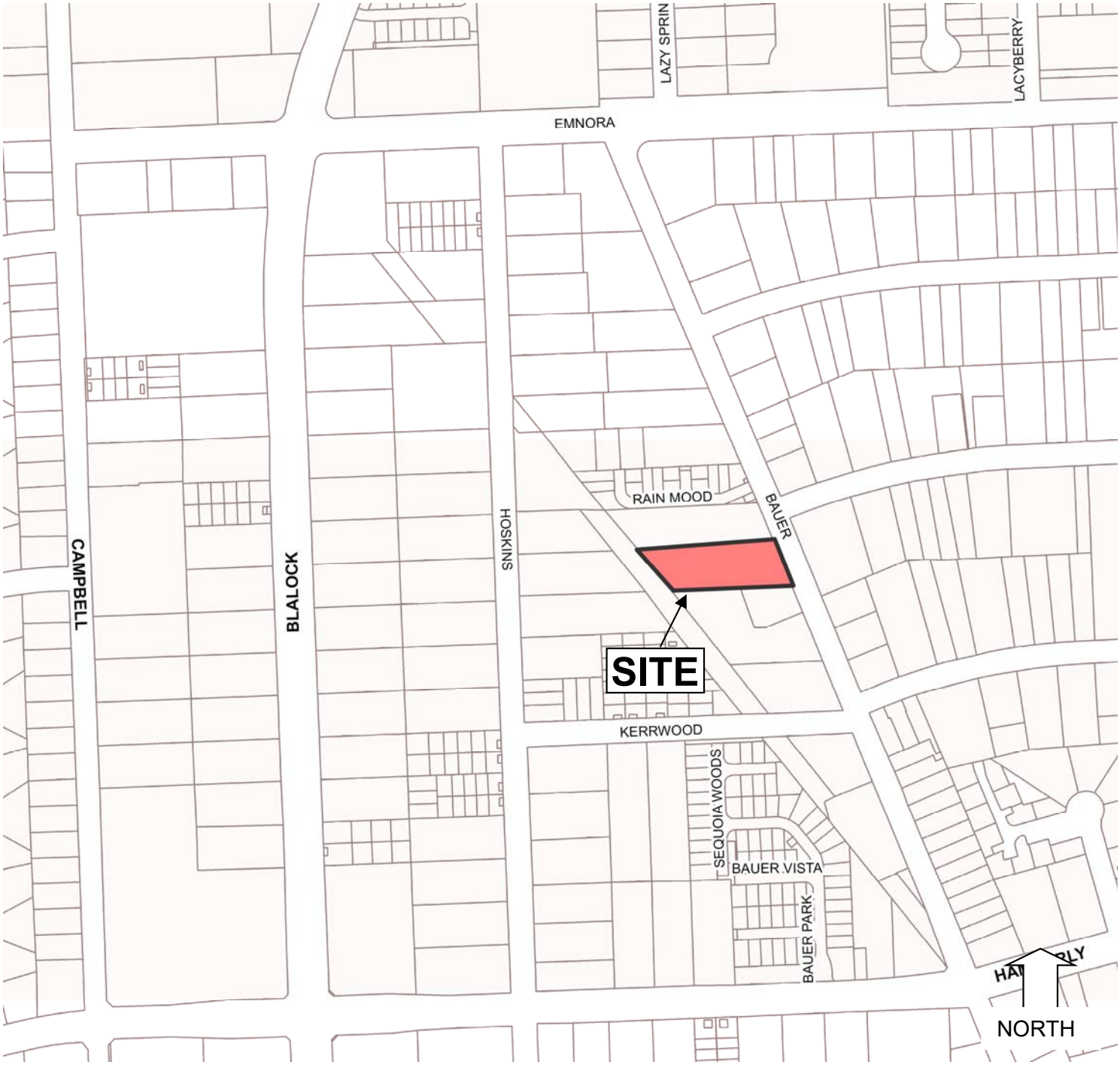
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Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Hank Gardens (DEF1)

Applicant: Pioneer Engineering, LLC



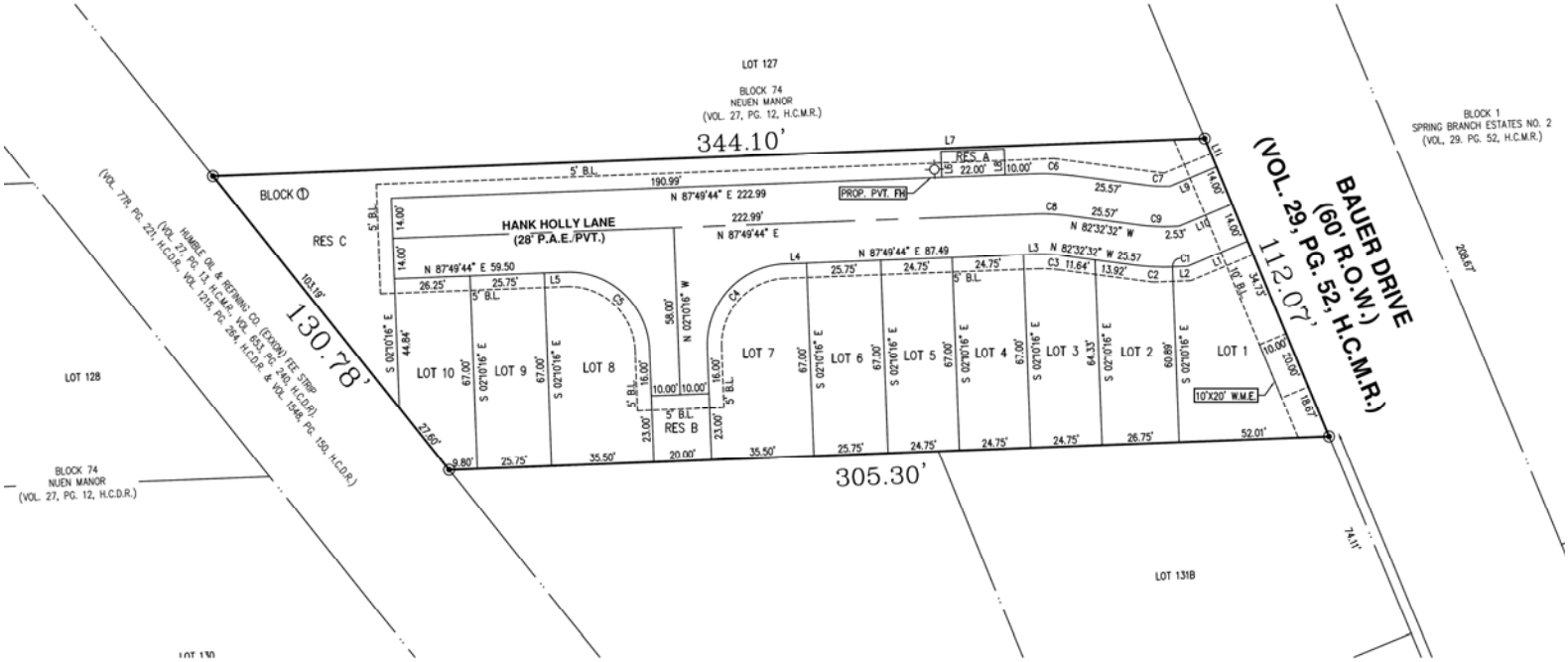
C – Public Hearings Site Location

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Hank Gardens (DEF1)

Applicant: Pioneer Engineering, LLC



NORTH

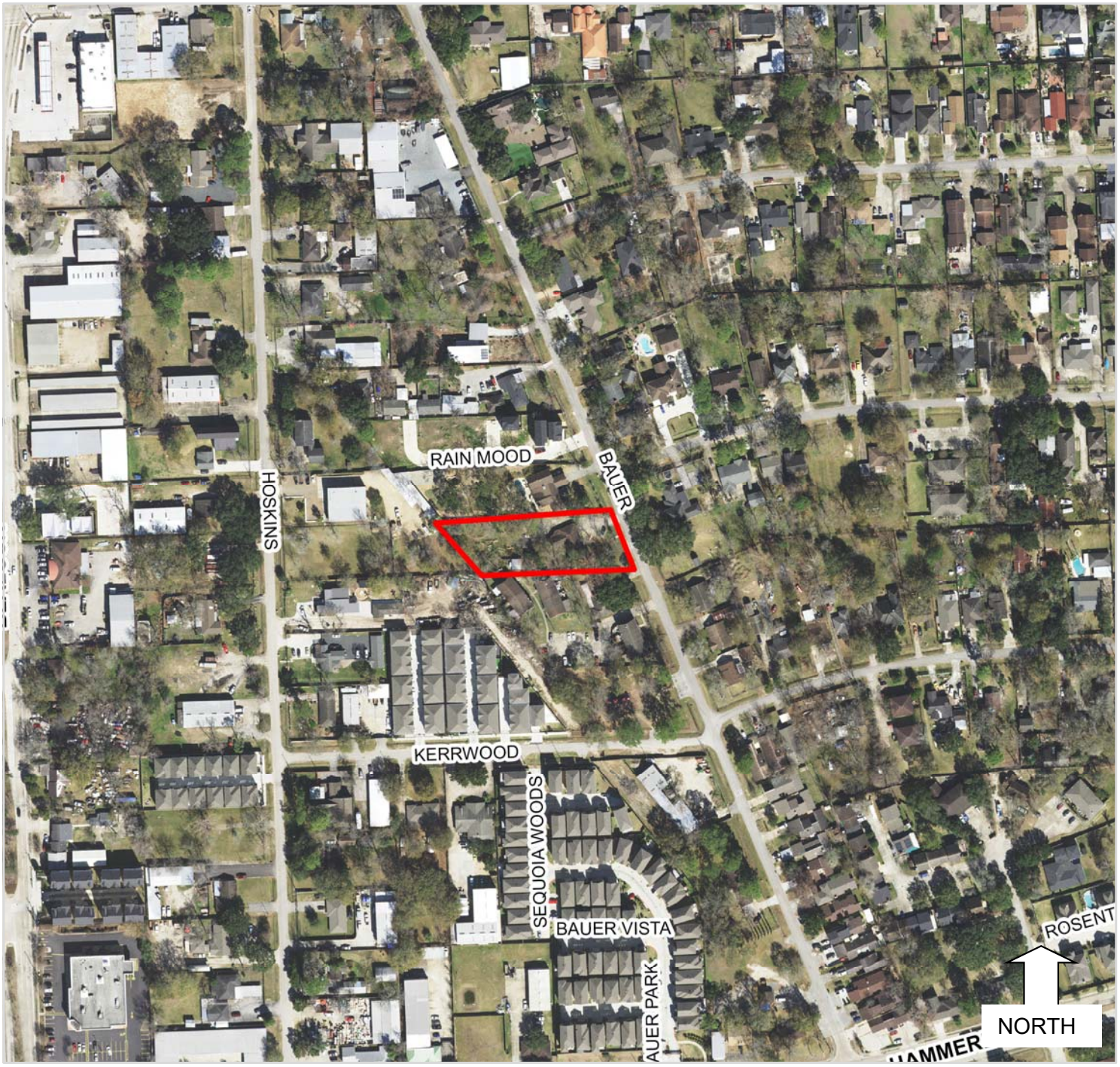
C – Public Hearings Subdivision

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Hank Gardens (DEF1)

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0829; Hank Gardens, a partial replatting of Neuen Manor, being Lot 129, as recorded in Volume 27, Page 12, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Bauer Drive between Emnora Lane and Kerrwood Lane. The purpose of the replat is to create ten (10) single-family residential lots and three (3) restricted reserves. The applicant, **Jessica Romero,** with **Pioneer Engineering, LLC**, on behalf of the developer, can be contacted at **832-307-0010 Ext 122.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact Devin Crittle, with the Planning and Development Department via email at **Devin.Crittle@houstontx.gov** or call **832-393- 6534.**

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, May 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Controller: Chris Hollins

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Planning Department Staff Authority and Obligation

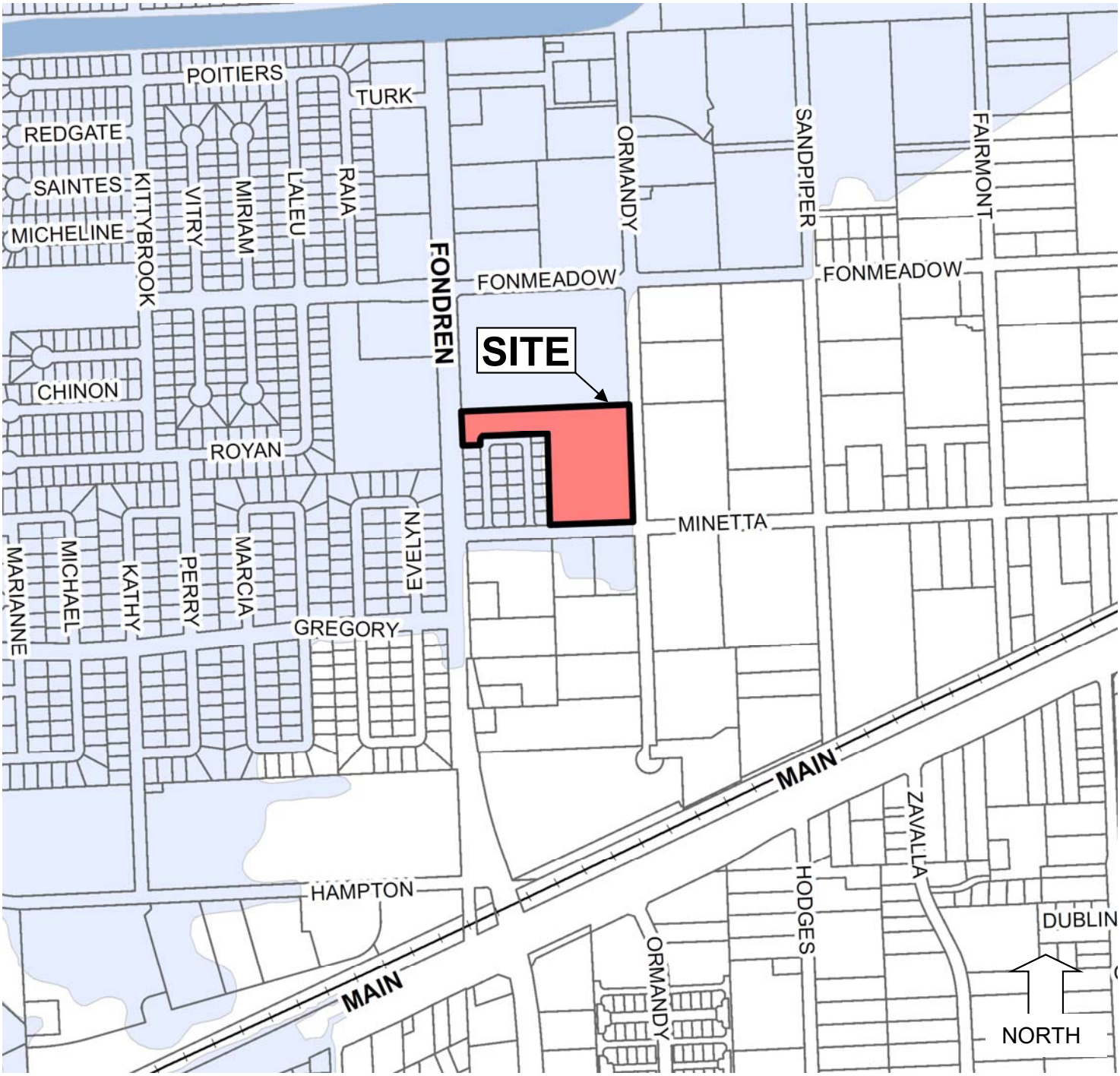
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Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Kerala Hindu Society at Minetta Street

Applicant: MD Land Development Services



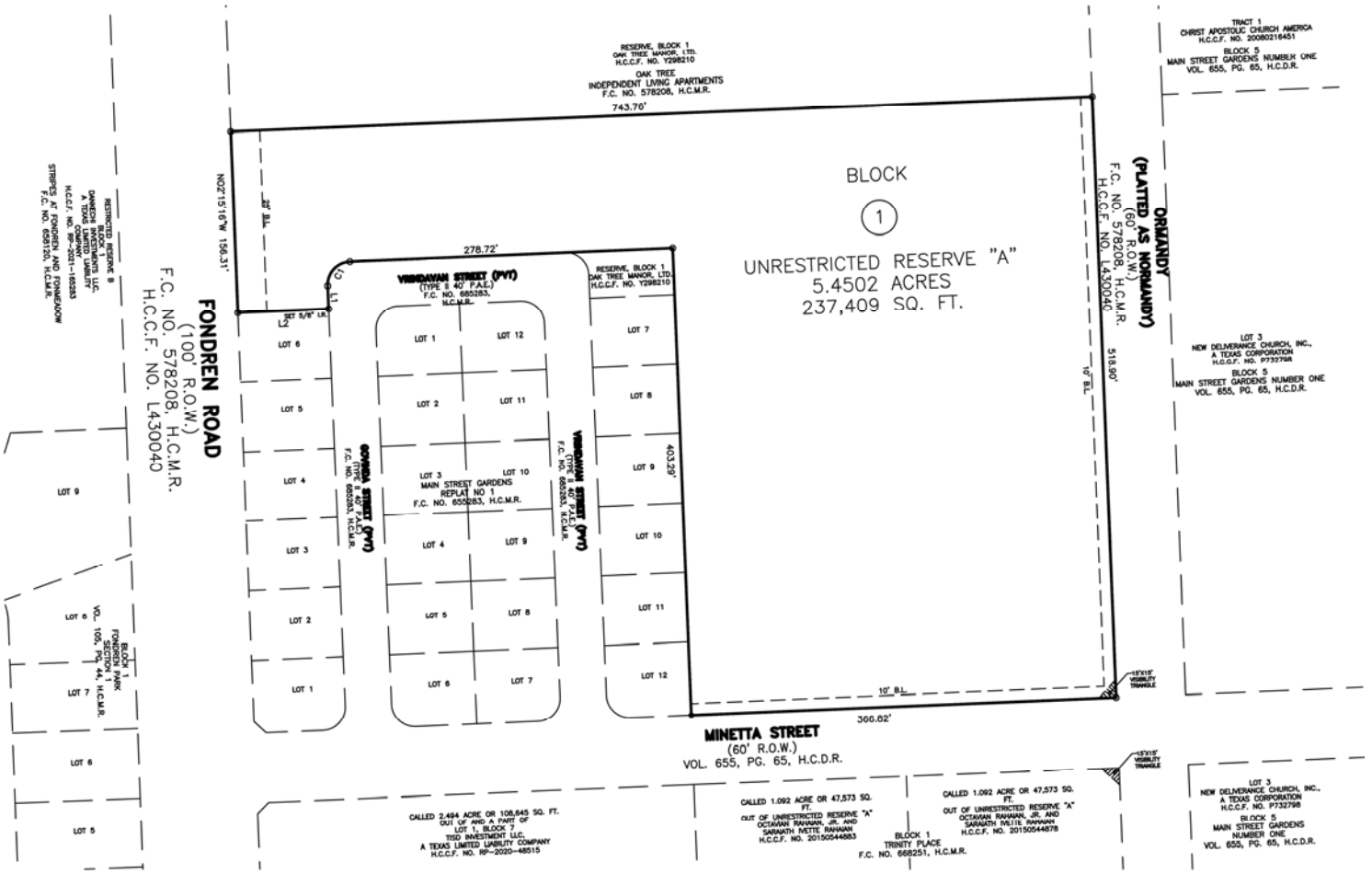
C – Public Hearings Site Location

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Kerala Hindu Society at Minetta Street

Applicant: MD Land Development Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 06/13/2024**

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C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0628; "Kerala Hindu Society at Minetta Street," a partial replatting of "**Main Street Gardens replat no 1"** and "**Main Street Garden No. 1**," being Reserve "A", Block 1, as recorded at Film Code No. 685283 of the Harris County Map Records and Lot 4, Block 4, as recorded in Volume 655 Pg. 65, of the Harris County Deed Records, respectively.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Fondren Road and Minetta Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Marina Damian,** with **MD Land Development Services**, on behalf of the developer, can be contacted at **832-660-1042.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



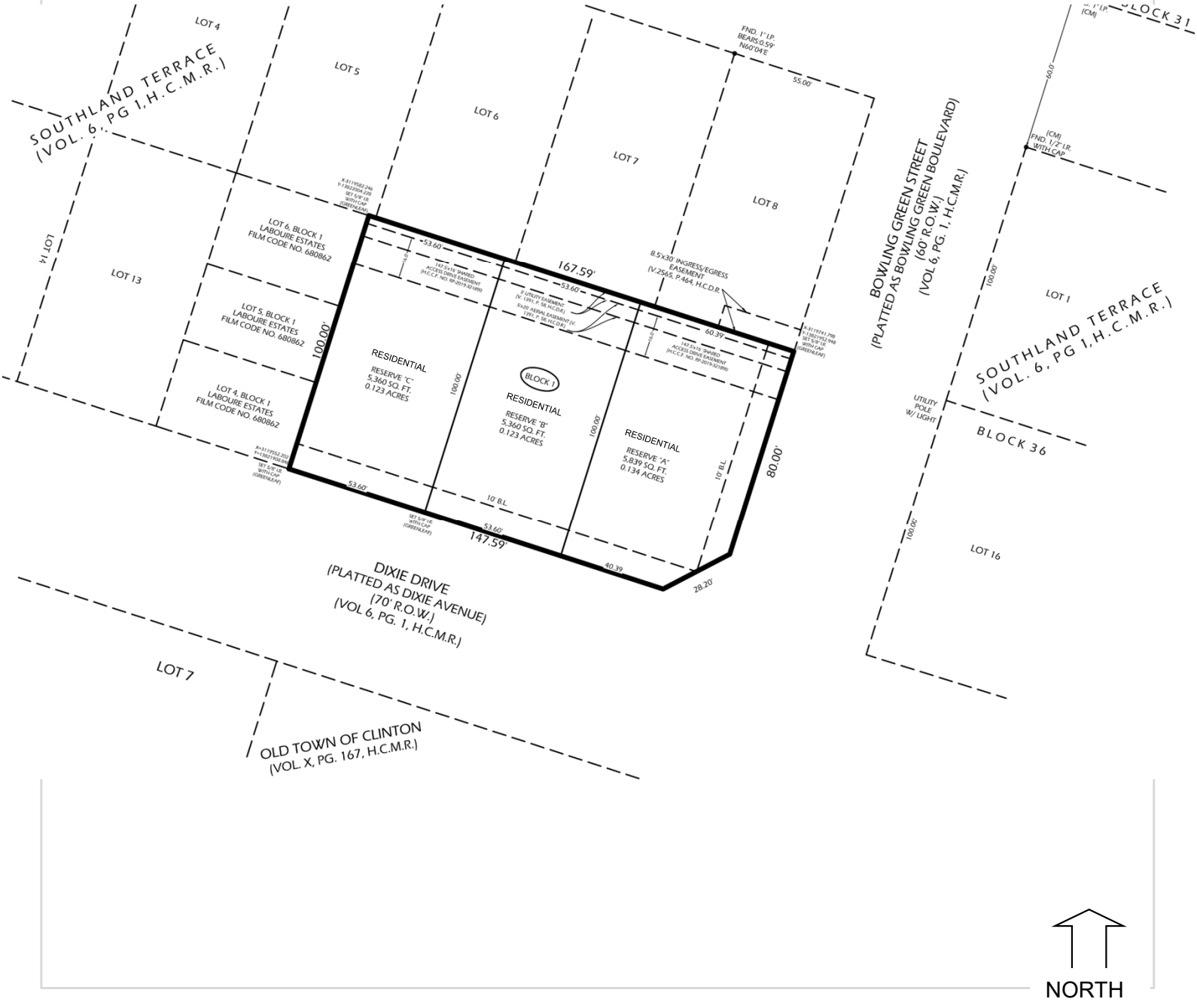
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:109

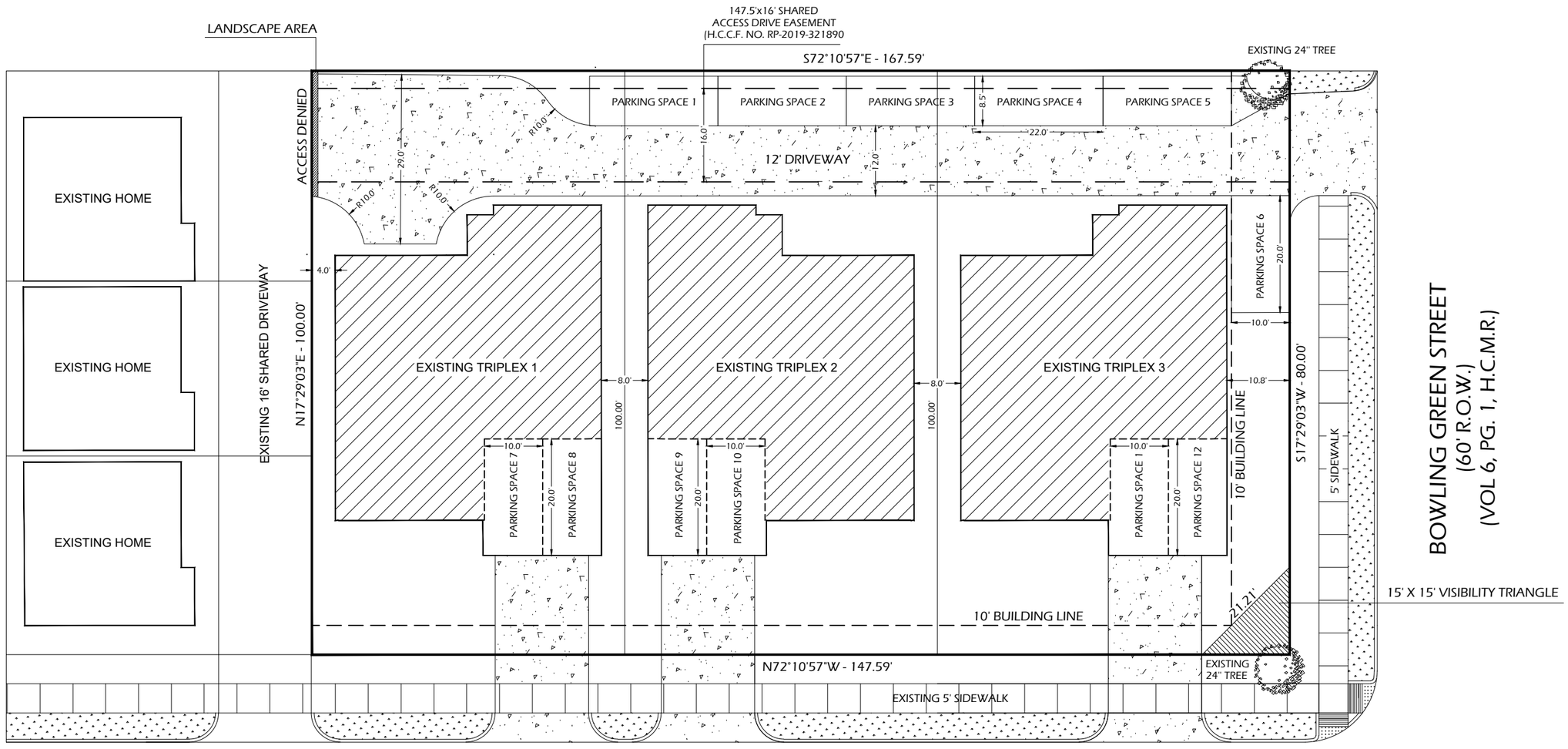
Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial



SITE PLAN

DIXIE DRIVE
(70' R.O.W.)
(VOL 6, PG. 1, H.C.M.R.)

ELEVATION A

BOWLING GREEN STREET
(60' R.O.W.)
(VOL 6, PG. 1, H.C.M.R.)

ELEVATION B

LABOURE ESTATES
PARTIAL REPLAT NO 1

SITE PLAN - ELEVATION

DATE: APRIL, 2024 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0504
Plat Name: Laboure Estates partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/11/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow 3 unrestricted reserves for tri-pplex development, to have less than 60 feet of frontage.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use - Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Unrestricted reserve – 60 feet of frontage

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within the city limits at the corner of Dixie Drive and Bowling Green Street. Dixie Drive is a 70" ROW & Bowlwing Green is a 60' ROW platted in the Southland Terrace plat in 1921. Dixie Drive and Bowling Green are curb & gutter.The purpose of the replat is to create 3 unrestricted reserves for multi-family use/existing tri-plex development. The replat is out of Laboure Estates recorded in 2017. Laboure Estates plat has 6 lots. 3 lots taking direct access from Dixie Drive and 3 lots taking access from a shared driveway. The replat will include lots 1 2 and 3 that take direct access from Dixie Drive. The lots were platted for duplex development. However, the developer created a triplex on each lot that takes direct access from Dixie Drive and sold the develpment as triplexes to different owners. Strict application of the ordinance only allows a maximum of 2 units per lot restricted to single-family. The new owners were made aware this restriction after the purchase was done when they applied for the utilities contracts and couldn't get them. The 3 lots are being replatted to unrestricted reserves to allow 3 units on each reserve and bring into compliance the existing triplexes. Strict application of the ordinance, for the creation of an unrestricted reserve, requires a minimum frontage of 60 feet, a minimum area of 5000 square feet and access to a public right of way with a minimum width of 60 feet. Lot 1 would meet the 3 requirements for an unrestricted reserve, but COH ROW dedication HCCFN X908073 HCDR took 20' from the lot. Lots 2 and 3 meet the size and the right of way width requirements. However, the frontage dimension for each lot is less than 60 feet (53.60 feet). The difference, 6.4 feet, represents a 10 percent deviation from the ordinance. Strict application of the ordinance will create an impractical development since utilities cannot be provided to make the units habitable. A variance is being requested to allow a frontage of less than 60 feet for the proposed unrestricted reserves that

will replace lots 1, 2 and 3 to bring into compliance the existing units. The proposed reserves also meet the size and frontage requirements for MUR reserves that allow for higher densities than single family lots. However, this option couldn't be use since the existing triplexes already have parking garages built that take direct access from the local street Dixie Drive. An existing 16 feet access easement is located at the rear of the triplexes that provides parking space for the existing units and rear access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing triplexes were built and sold to different owners. The new owners discovered only 2 units are allowed in a single-family lot after the purchase was done when they requested the utilities connections and were denied. The hardship was inherited by the previous owner. In order to bring into compliance the development, the owners have decided to replat part of the previous plat (Laboure Estates) to change the existing lots 1 to 3 that take direct access from Dixie Drive to unrestricted reserves. This will allow to have 3 units per reserve to meet the ordinance requirement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Lots 1, 2 and 3 are out of Laboure Estates are being replatted to unrestricted reserves to preserve and maintain the intent and general purpose of this chapter by bringing into compliance the existing triplexes. The lots meet the size and right of way width requirements. However, a variance is required for the frontage requirement since it is less than 60 feet. Allowing the granting of this variance will maintain the intent and general purpose of this chapter since it will allow for the existing units to be in compliance with the ordinance. The 3 existing lots could have been replatted to MUR reserves since they meet the frontage, size and right of way width requirements. However, this option couldn't be used since the existing units are already built with parking garages facing Dixie Drive. The existing structures meet the setback requirements for an unrestricted reserve.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Lots 1 to 3 out of Laboure Estates are being replatted to unrestricted reserves to bring into compliance the existing triplexes that were built on each lot. Lots 2 and 3 will need a variance in order to be replatted to unrestricted reserves to meet the frontage requirement. The ordinance frontage requirement for an unrestricted reserve is 60 feet. Lots 2 and 3 have 53.60 feet of frontage. The difference is a 10 percent deviation from the ordinance. Allowing a frontage dimension of less than 60 feet for an unrestricted reserve will not be injurious to the public health, safety or welfare since the proposed unrestricted reserves will meet the size and right of way width requirement. The existing structures meet the building line requirement for an unrestricted reserve and the site already provided the cut back at the intersection of Dixie Drive and Bowling Green Street to ensure traffic safety.

(5) Economic hardship is not the sole justification of the variance.

The existing lots 1 to 3 out of Laboure Estates are being replatted to bring into compliance the existing triplexes on the site. A variance is being requested to allow a frontage dimension of less than 60 feet for the proposed reserves. Economic hardship is not the sole justification of the variance since the hardship was inherited to the new owners from the original owner and a replat with a variance is being proposed to meet the ordinance requirements for the existing structures on this site.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0504
Plat Name: Laboure Estates partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/11/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a partial replat of a subdivision with lots restricted to single family use to unrestricted reserves for multi-family/tri-plexes.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within the city limits at the corner of Dixie Drive and Bowling Green Street. The purpose of the replat is to create 3 unrestricted reserves for tri-plex develpment. The replat is out of Laboure Estates recorded in 2017. Laboure Estates plat has 6 lots. 3 lots taking direct access from Dixie Drive and 3 lots taking access from a shared driveway. The replat will include lots 1,2 and 3 that take direct access from Dixie Drive. Triplexes were built on lots 1, 2 & 3 and sold to different owners. Strict application of the ordinance only allows a maximum of 2 units per lot restricted to single-family use. The new owners realize about this restriction after the purchase was done when they applied for the utilities contracts and couldn't get them. The 3 lots are being replatted to unrestricted reserves to allow 3 units on each reserve and bring into compliance the existing triplexes. Strict application of the ordinance doesn't allow partial replats of subdivisions with lots restricted to single family use to unrestricted reserves for multi-family residential use purposes. The lots changing to unrestricted reserves already have a 3-unit structure (triplex). The variance is to bring into compliance the existing structures and be able to get the utilities services to make them

habitable. No more units will be added to the site. Not allowing the granting of the variance will create an impractical development since utilities cannot be provided to make the units habitable

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing triplexes were built and sold to different owners. The new owners find out that only 2 units are allowed in a single-family lot after the purchase was done when they requested the utilities connections and were denied. The hardship was inherited by the previous owner. In order to bring into compliance the development, the owners have decided to replat part of the previous plat (Laboure Estates) to change the existing lots 1 to 3 that take direct access from Dixie Drive to unrestricted reserves. This will allow to have 3 units per reserve to meet the ordinance requirement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Lots 1, 2 and 3 out of Laboure Estates are being replatted to unrestricted reserves to bring into compliance the existing structures with 3 units. To preserve and maintain the intent and general purpose of this chapter , the existing triplexes need to be bring up to compliance, a variance is being requested to allow the partial replat of Laboure Estates from lots to unrestricted reserves for multi-family use. The existing number of units that exist right now will remain the same and no more units will be added in the future.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Lots 1 to 3 out of Laboure Estates are being replatted to unrestricted reserves for multi-family use to bring into compliance the existing triplexes that were built on each lot. The granting of the variance will not be injurious to the public health, safety or welfare since the existing number of units will remain the same and no future units will be added to the site. In addition to this, enough parking space is being provided by the existing parking garages and the existing 16 feet access easement located at the rear of the property. A new 5' sidewalk has been constructed along Bowling Green.

(5) Economic hardship is not the sole justification of the variance.

The existing lots 1, 2 and out of Laboure Estates are being replatted to unrestricted reserves for tri-plex to bring into compliance the existing triplexes on the site. A variance is being requested to allow lots 1 to 3, restricted to single family use, to be replatted to an unrestricted reserve for multi-family purposes. Economic hardship is not the sole justification of the variance since the hardship was inherited to the new owners from the original owner and a replat with a variance is being proposed to meet the ordinance requirements for the existing structures on this site. In addition to this, the existing number of units will remain the same and no new units will be added to the site in the future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0504
Plat Name: Laboure Estates partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/11/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide a 28' private street
Chapter 42 Section: 231

Chapter 42 Reference:
Sec. 42-231. - Private streets—General standards. (b) Width:(1)The minimum right-of-way width for a private street shall be 28 feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located within the city limits at the corner of Dixie Drive and Bowling Green Street. The purpose of the replat is to create 3 unrestricted reserves for multi-family use. Along the north boundary of the plat there is a recorded 16 feet private street. Strict application of the requirements doesn't allow a private street that is less than 28 feet wide. A variance is being requested to allow a 16 feet private street instead of the required 28 feet. The site was originally platted (Laboure Estates) with lots for duplexes. The original owner build triplexes and sold them to different owners. At the time of getting utilities services the new owners were made aware that they needed to change the use of the lots from single family to multifamily development in order to allow three units per tract. The new owners are in the process of replatting the property from lots to unrestricted reserves. This variance is a complement of the replat application. The 16 feet private street was recorded after the plat Laboure Estates was recorded. The 16 feet private street is needed to provide vehicular and pedestrian access to the units on the second floor of the existing triplexes along the rear of the site. The private street also provides access to the parking spaces located along the 16 feet private street. Denying the requested variance will create an impractical development since vehicular access along the rear of the site will be denied for the 6 dwelling units located on the second floor of the existing triplexes. Also, allocating off street parking spaces for the 6 dwelling units will not be possible. As a result, the off-street parking requirements will not be met rendering the existing units unhabitable. This could increase on street parking on this area if parking needs to be provided along the public street. West of the site there is an existing shared driveway development that is part of Laboure Estates plat. Since the existing 16 feet shared driveway and the existing 16 feet private street are connected, vehicular access will be denied from the 16 feet private street to the existing 16 feet shared driveway. This will avoid safety issues and

will maintain the two subdivisions separate since the proposed unrestricted reserves will not be responsible for the maintenance of the 16 feet shared driveway and the shared driveway development will not be responsible of the maintenance of the 16 feet private street. Along Dixie Drive there is a new 5 feet sidewalk and along Bowling Street a new 5 feet sidewalk will be proposed for the section that is missing

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing triplexes were built and sold to different owners unaware of the land use requirements. The new owners find out that only 2 units are allowed in a single-family lot after the purchase was done when they requested the utilities connections and were denied. The 16 feet private street is currently use for vehicular access and parking for the units on the second floor of each triplex. The hardship was inherited by the previous owner. In order to bring into compliance the development, the owners have decided to replat part of the previous plat (Laboure Estates) to change the existing lots 1 to 3 that take direct access from Dixie Drive to unrestricted reserves and request a variance to allow a private street that is less than 28 feet in width along the rear of the site. This will allow vehicular access and off street parking for the dwelling units located on the second floor of each triplex.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The recorded 16 feet private street is working as a shared driveway to provide vehicular access. Currently, 12 feet shared driveway are allowed by the ordinance. No garage doors are facing the private street. Allowing a 16 feet private street will maintain the intent and general purpose of this chapter since it provides a similar function as a shared driveway meeting the minimum required standards of chapter 42. Six units will utilize the existing private street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing 16 feet private street will provide vehicular access and parking spaces to 6 dwelling units. This will help decrease on street parking on this area. In addition to this, the private street will provide a turnaround at the end of the driveway to avoid backing out into the public street. This will provide a safer vehicular connection between the site and the public street. The private street will not be less than 12 feet wide. This will meet the minimum width required by chapter 42 for a shared driveway. The granting of the variance will not be injurious to the public health, safety or welfare since it will meet the minimum requirements of chapter 42

(5) Economic hardship is not the sole justification of the variance.

The triplexes are already built and owned by different people. No more units will be added to the development. A 16 feet private street is required to provide vehicular access and access to the parking spaces. The 16 feet private street is already built and a turn around will be provided at the endo of the private street. There will be a landscape area at the end of the private street to separate it from the existing 16 feet shared driveway since access will be denied. There is an existing 5 feet sidewalk along Dixie Drive and a new 5 feet sidewalk along Bowling Green Street for the section that is missing. Economic hardship is not the sole justification of this variance since no more units are going to be added to the existing ones and improvements will be provided to make the existing units habitable in order to bring the development into compliance with the city requirements.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0504; Laboure Estates partial replat no 1, a partial replatting of Laboure Estates, being Lots 1 through 3, in Block 1, as recorded at Film Code No. 680862, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Dixie Street and Bowling Green Street. The purpose of the replat is to create three (3) unrestricted reserves. The applicant, **Joyce Owens**, with **Owens Management Systems, LLC**, on behalf of the developer, can be contacted at **713-643-6333** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at Devin.Crittle@houstontx.gov or call **(832)393-6534**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 30th, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov.

Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. You may sign up to speak in advance, but it is not required to be allowed to make comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Lomcrest Place (DEF1)

Applicant: Chesterfield Development Services



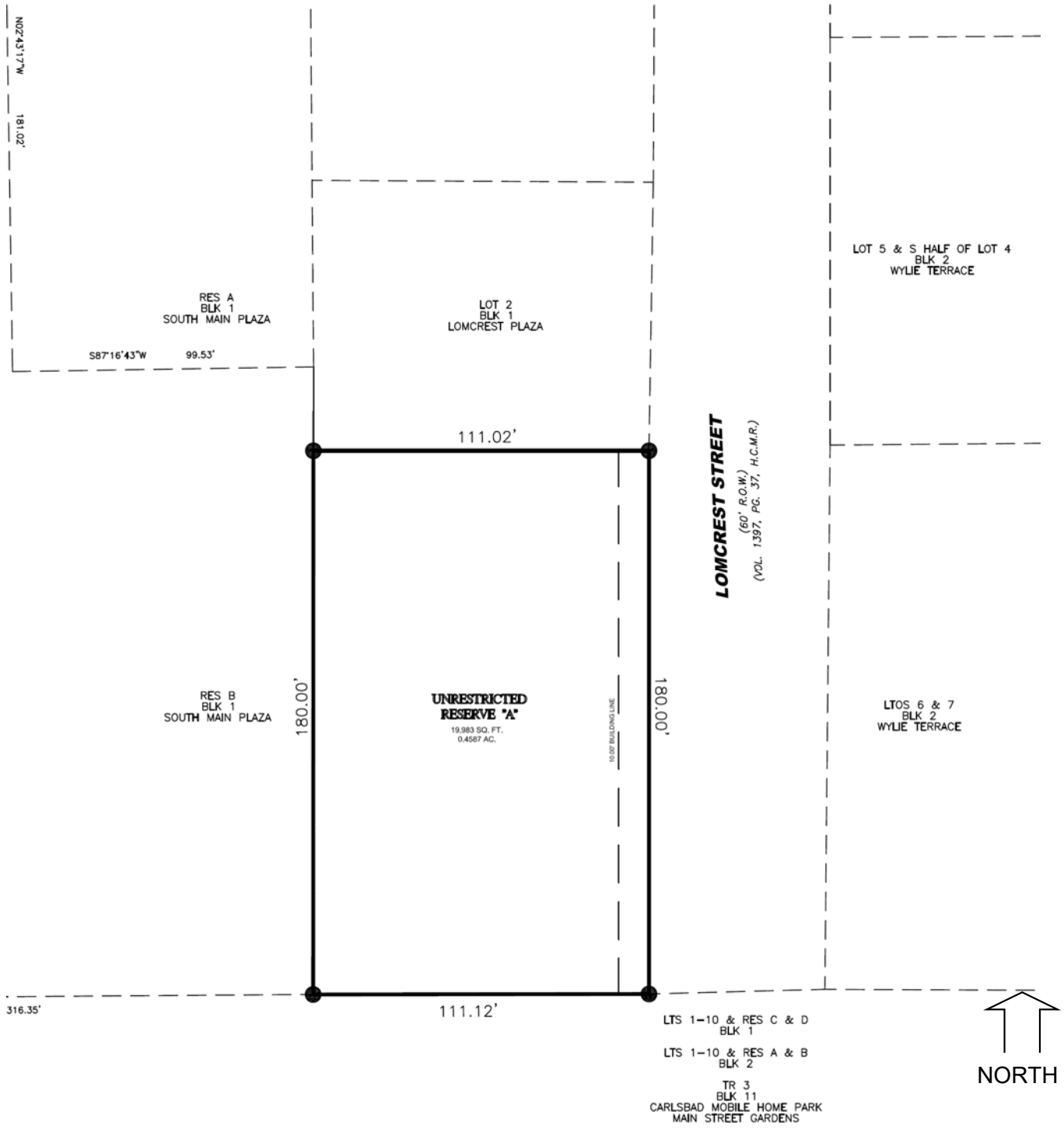
C – Public Hearings Site Location

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Lomcrest Place (DEF1)

Applicant: Chesterfield Development Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Lomcrest Place (DEF1)

Applicant: Chesterfield Development Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0725 Lomcrest Place, a partial replat of Wylie Terrace, being Lots 6 and 7 in Block 1, as recorded in Volume 1397, Page 37 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Lomcrest Street, south of Main Street and west of Hillcroft Avenue. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Monica Fontenot of Chesterfield Developments Service**s, on behalf of the developer Main Plaza Investment, LLC can be contacted at **713-538-5364** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **devin.crittle@houstontx.gov** or call **832-393-6534**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

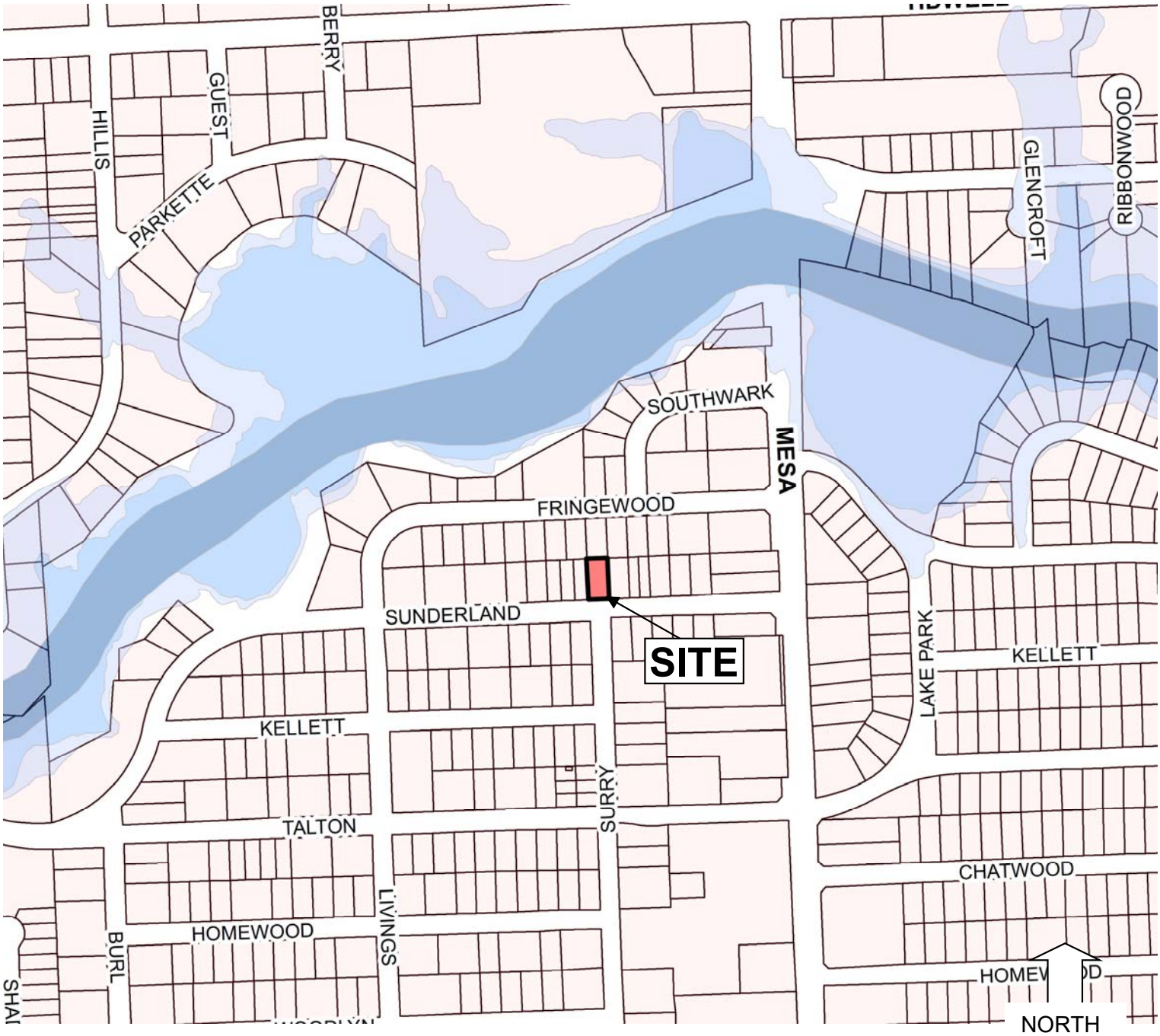
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Newhaven Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



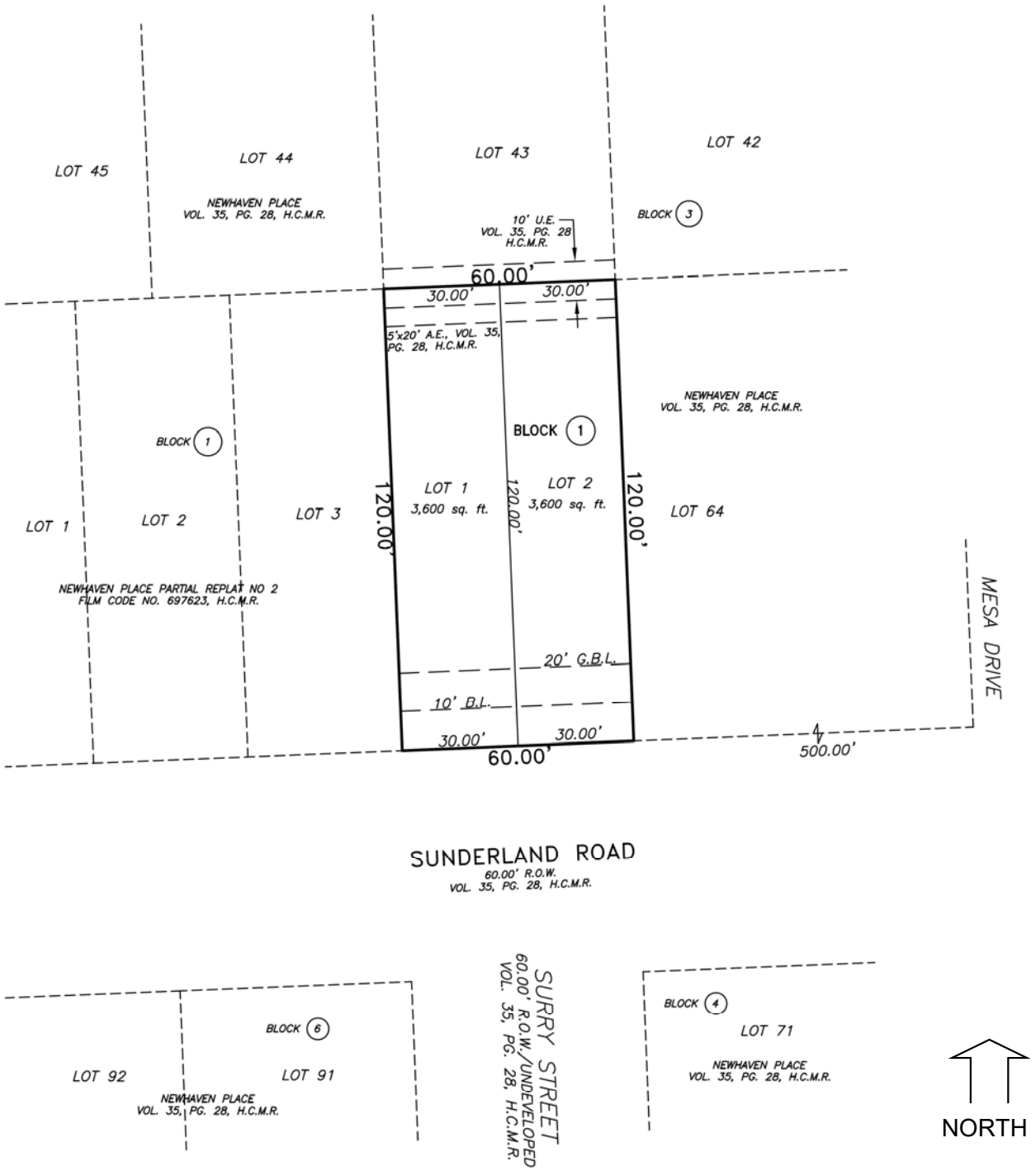
C – Public Hearings Site Location

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Newhaven Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



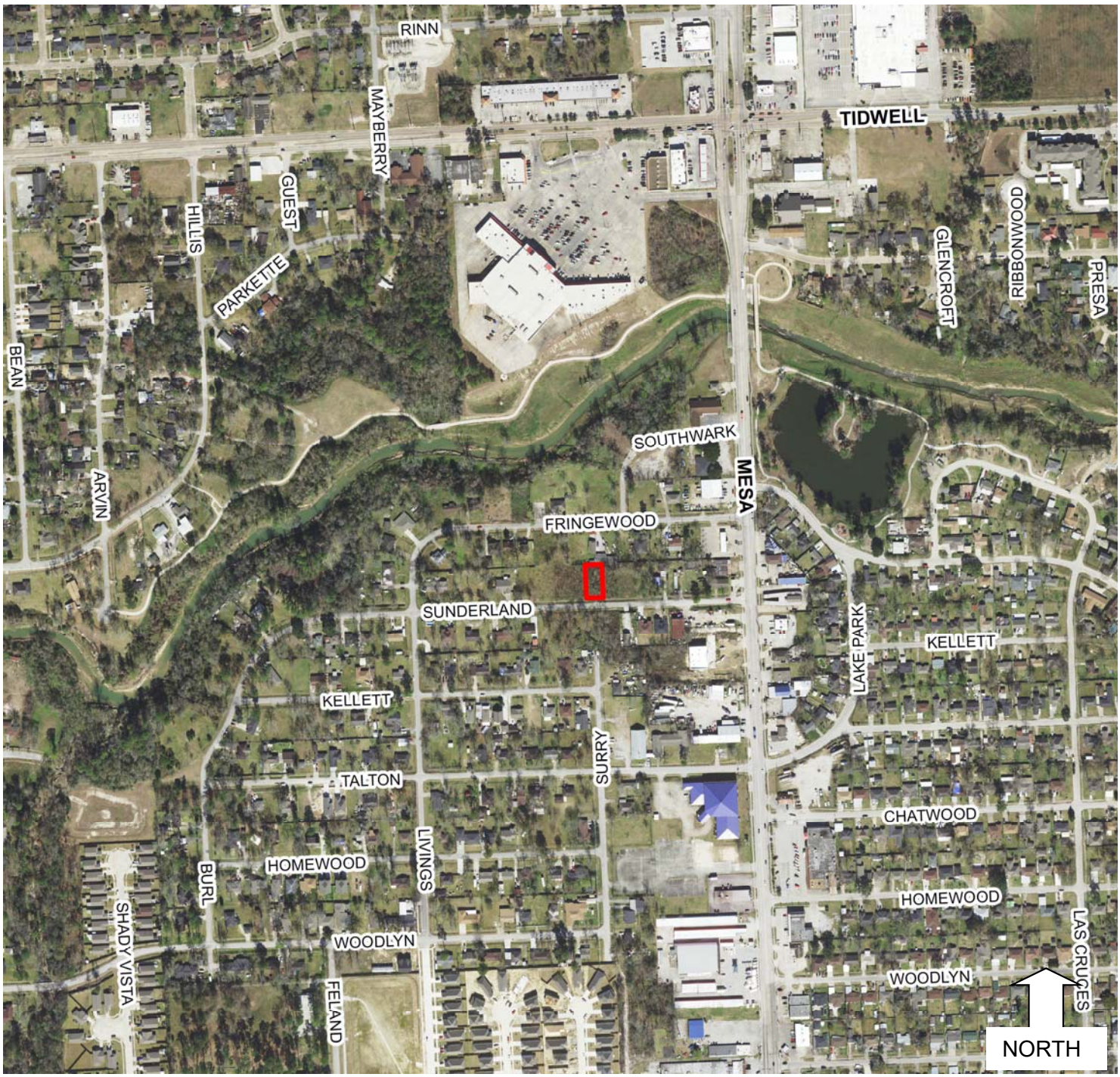
C – Public Hearings Subdivision

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Newhaven Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0884, Newhaven Estates; a partial replat of Newhaven Place, being Lot 63, Block 3 as recorded in Vol 35, pg 28 of HCMR.

The Planning and Development Department has received a subdivision plat application for a property located north along Sunderland Road west of Mesa Drive. The purpose of the replat is to create 2 single family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc., on behalf of 3h Engineering and Construction, Inc., the developer, can be contacted at **713-480-4075.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

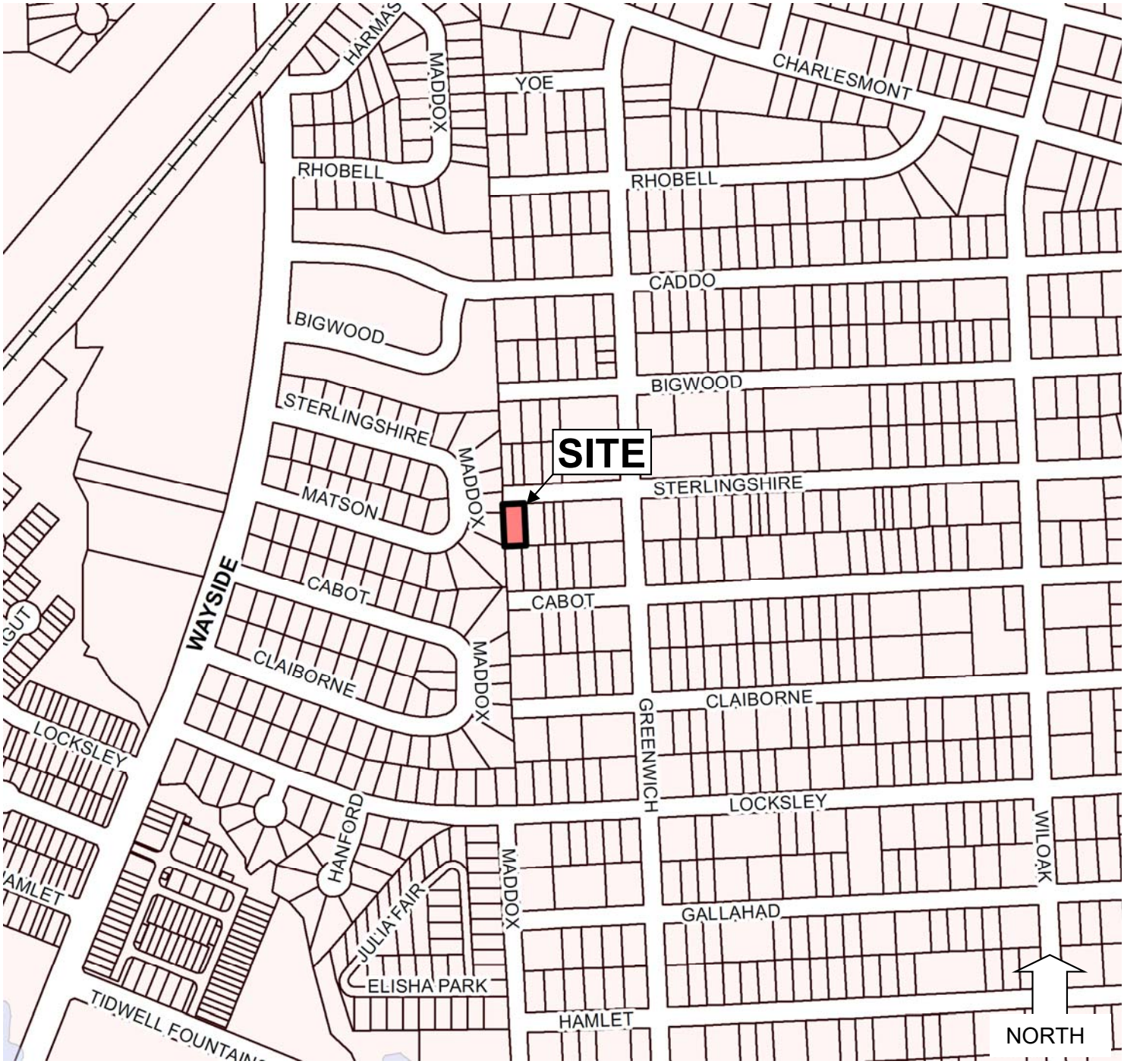
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- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Rice Sterlingshire Avenue Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings Site Location

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Rice Sterlingshire Avenue Development

Applicant: Doshi Engineering & Surveying Company



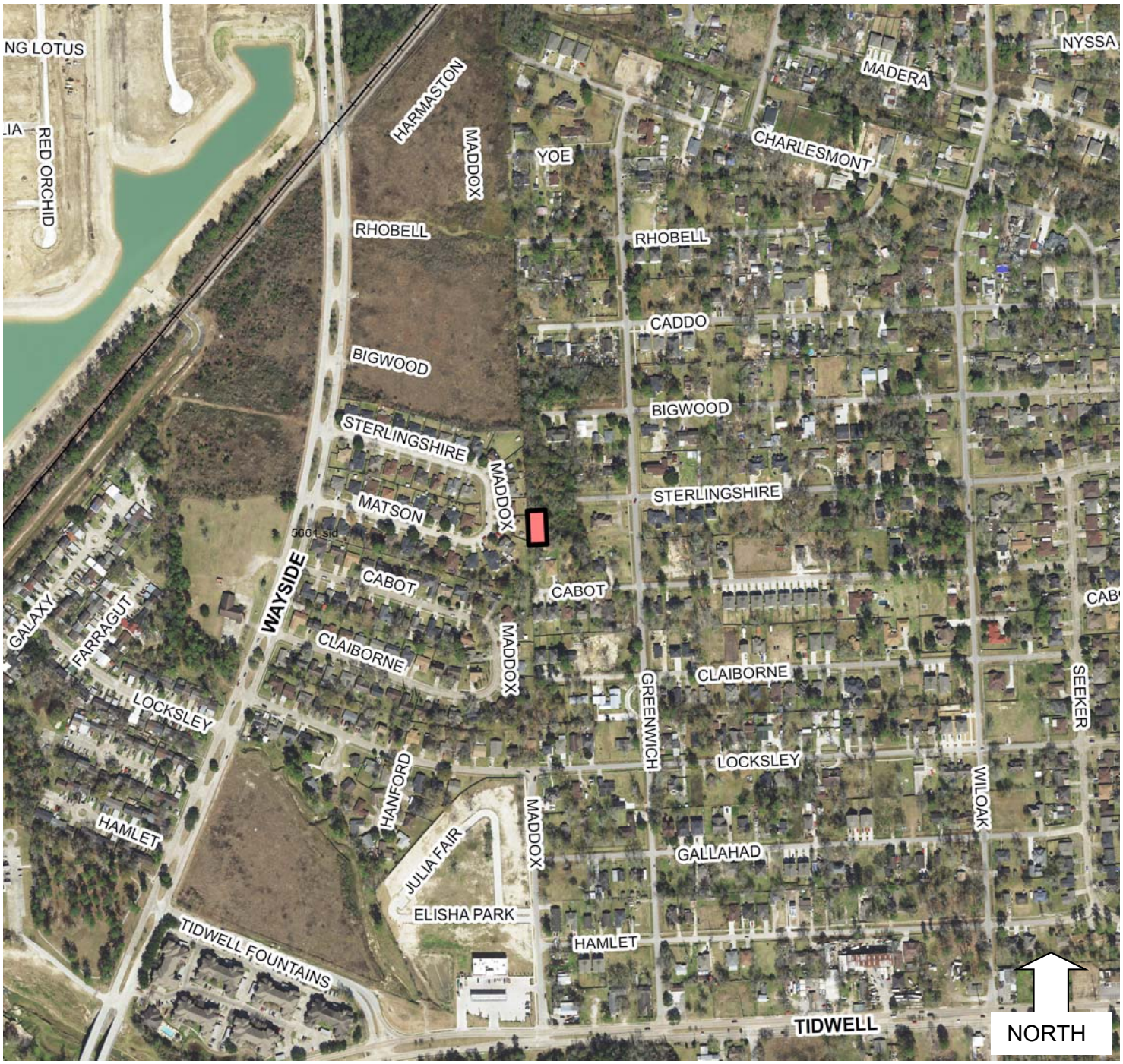
C – Public Hearings Subdivision

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Rice Sterlingshire Avenue Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0787, Rice Sterlingshire Avenue Development; a partial replat of **Melbourne Place Sec 1, being Lot 1, Block 1 as recorded in Vol 38, pg 36 of HCMR.**

The Planning and Development Department has received a subdivision plat application for a property located south along Sterlingshire Street west of Greenwich Street east of N. Wayside Drive. The purpose of the replat is to create 2 single family residential lots. The applicant, **Hasmukh Doshi** with Doshi Engineering and Surveying Company, on behalf of George Rice Realty, the developer, can be contacted at **281-395-9906.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

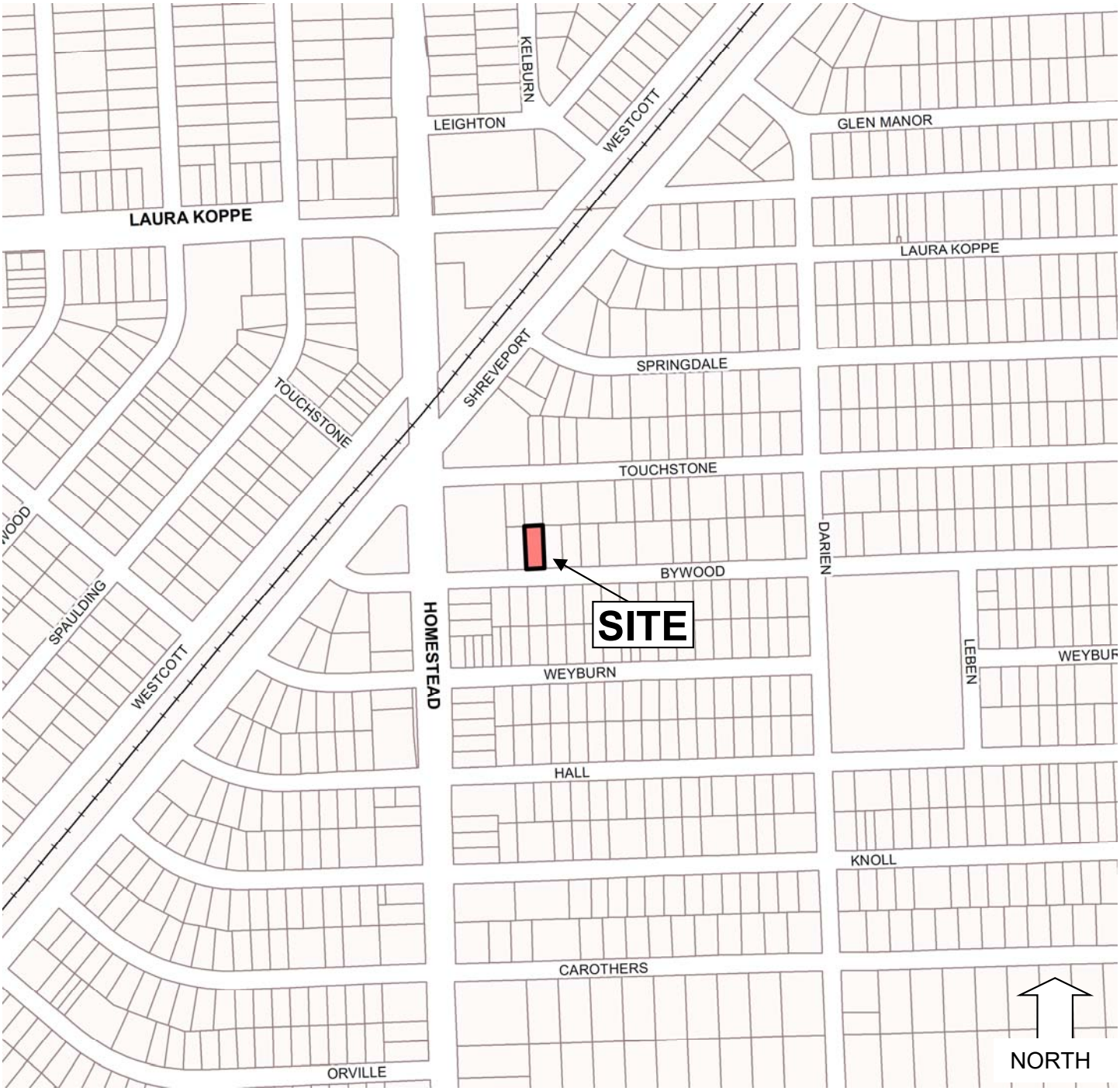
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Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Rosewood Views (DEF1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



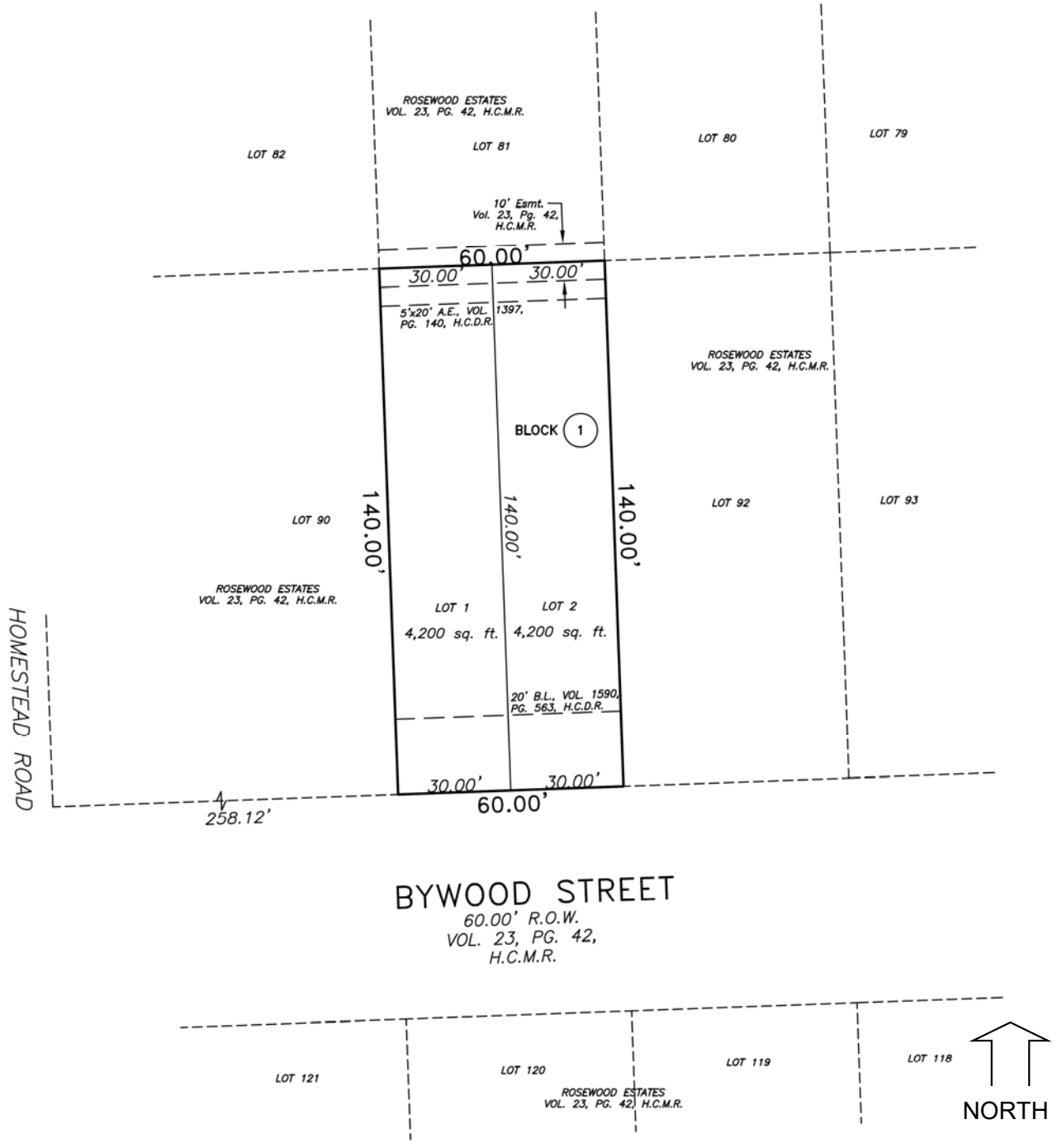
C – Public Hearings Site Location

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Rosewood Views (DEF1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Rosewood Views (DEF1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0642; Rosewood Views, a partial replatting of Rosewood Estates, being Lot 91, as recorded in Volume 23, Page 42, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 8300 Homestead Road, east of Homestead Road, north along Bywood Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with **PLS Construction Layout, INC**, on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department via email at **dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, May 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Southland Villas

Applicant: Total Surveyors, Inc.



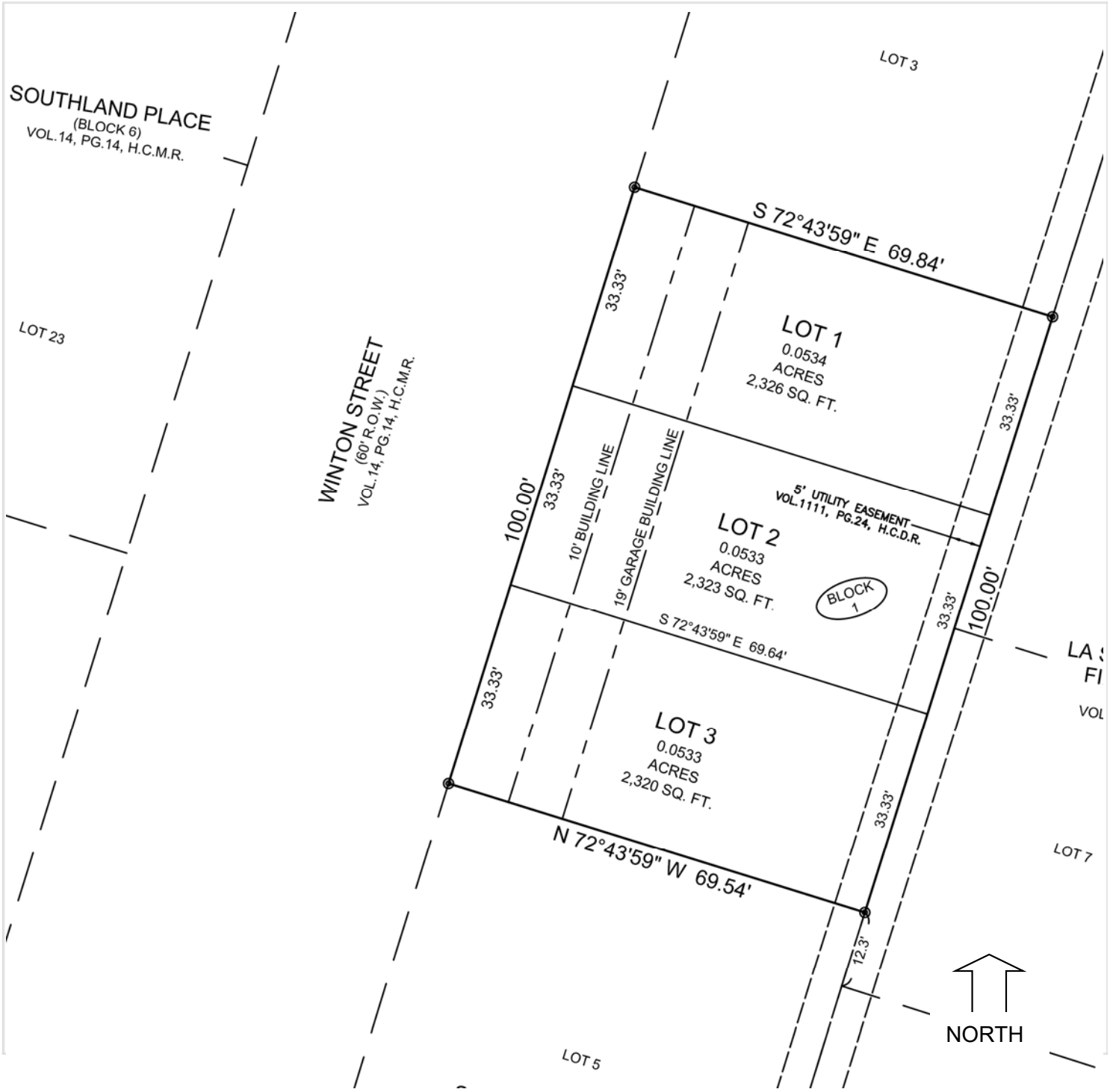
C – Public Hearings Site Location

Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Southland Villas

Applicant: Total Surveyors, Inc.



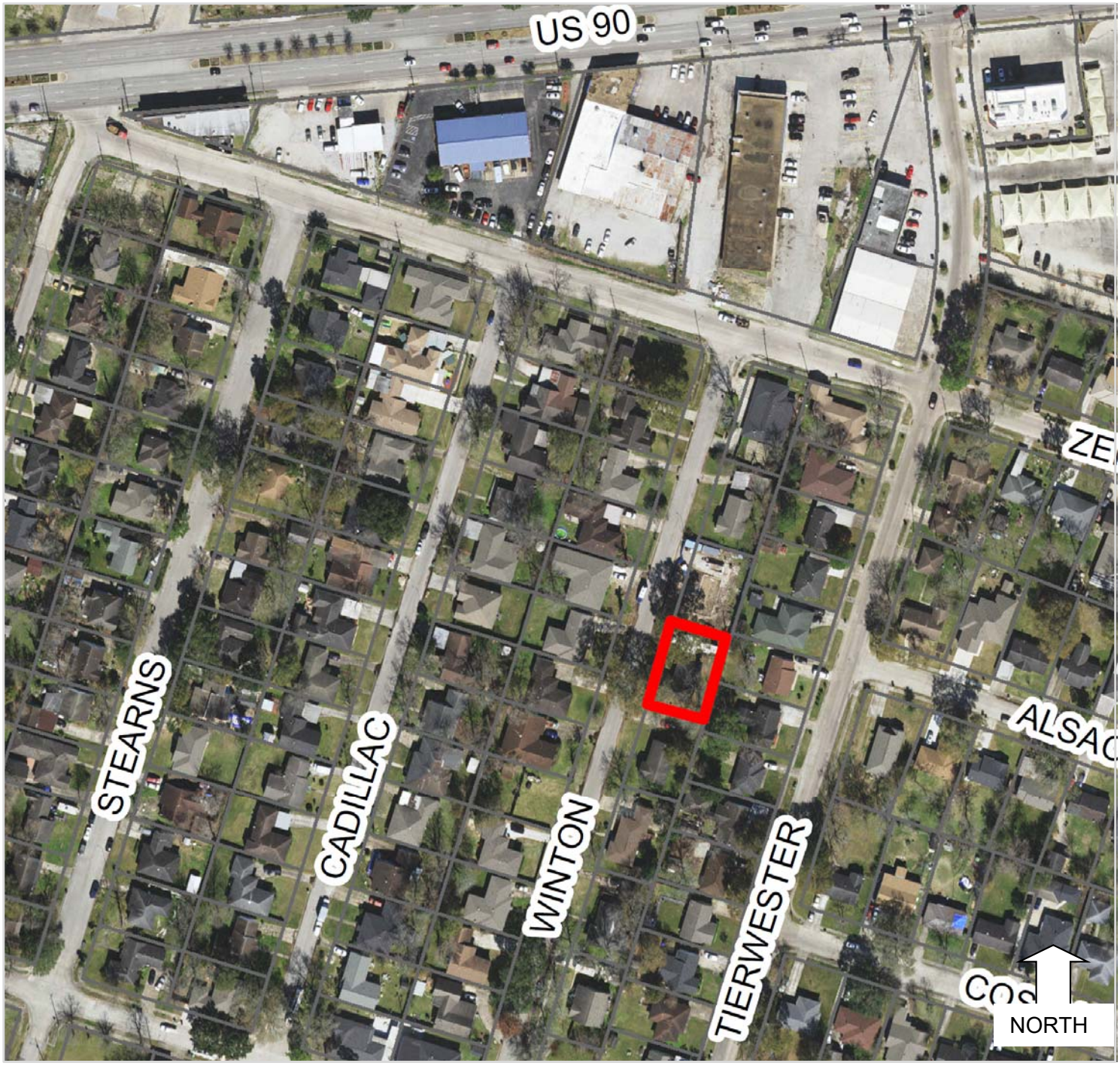
C – Public Hearings Subdivision

Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Southland Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0926; Southland Villas, a partial replatting of Southland Place, being Lot 4, of Block 6, as recorded in Volume 014, Page 014, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 6627 Winton Street south of Spanish Trail, north of Yellowstone Blvd. and west of Scott St. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Kevin Kolb**, with **Total Surveyors**, on behalf of the developer, can be contacted at **281-479-8719** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Antwanysha Johnson**, with the Planning and Development Department via email at **Antwanysha.Johnson@houstontx.gov** or call **832-393-6547**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, **June 13, 2024**, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name:Sunny Mallow replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name:Sunny Mallow replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name:Sunny Mallow replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0637, Sunny Mallow replat no 1, a full replat of Sunny Mallow, being Lots 1-3 in Block 1 as recorded in Film Code No. 693008 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Mallow Street, east of Cullen Boulevard and north of Reed Road. The purpose of the replat is to create three (3) single-family residential Lots, and one (1) Reserve along a shared driveway. The applicant, **Richard Grothues of Richard Grothues Design**, on behalf of the developer Mallow Holdings, LLC can be contacted at **713-449-9191** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **devin.crittle@houstontx.gov** or call **832-393-6534**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 13, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Department Staff Authority and Obligation

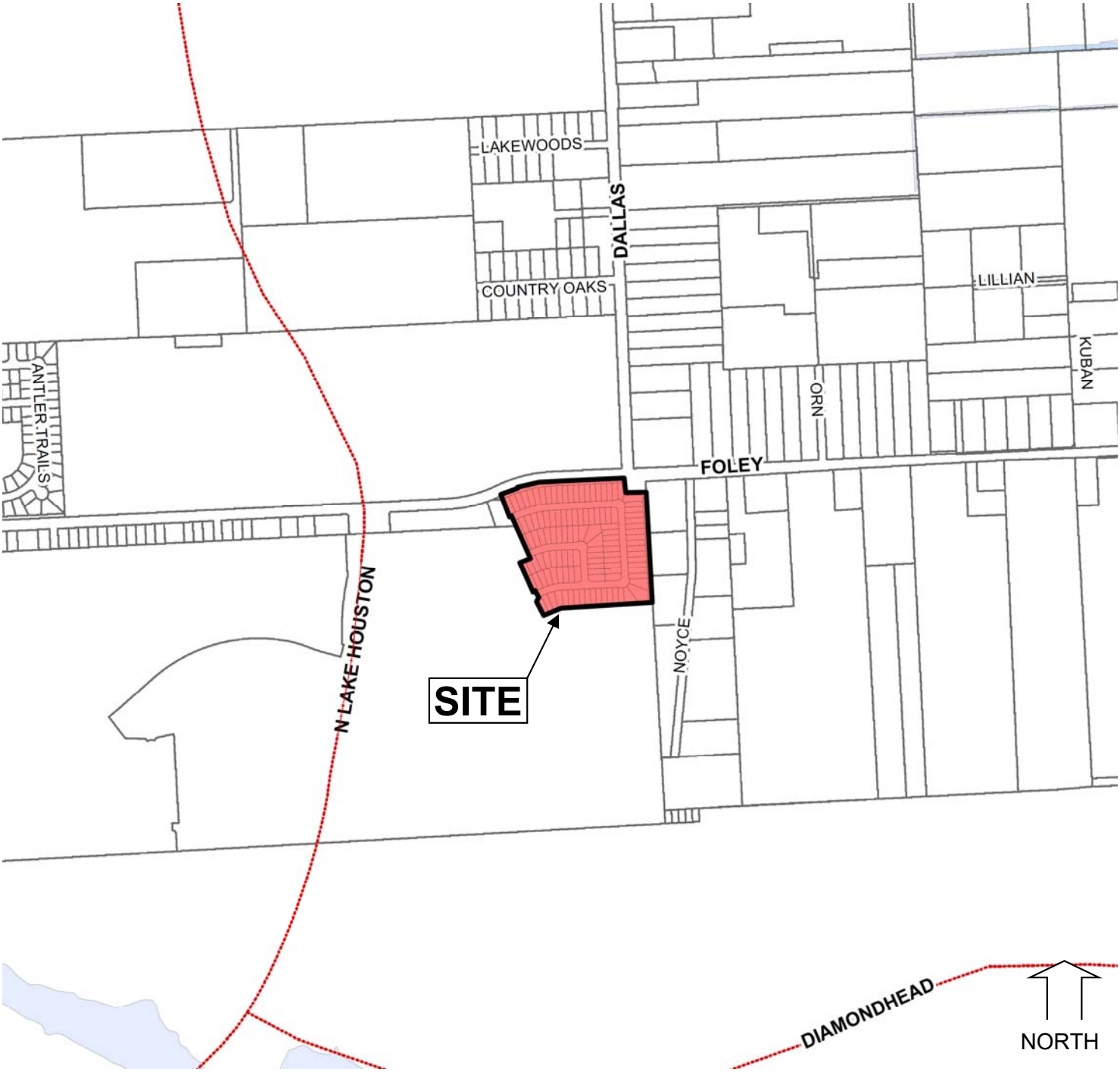
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Houston Planning Commission ITEM:116

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Synova Sec 5

Applicant: EHRA



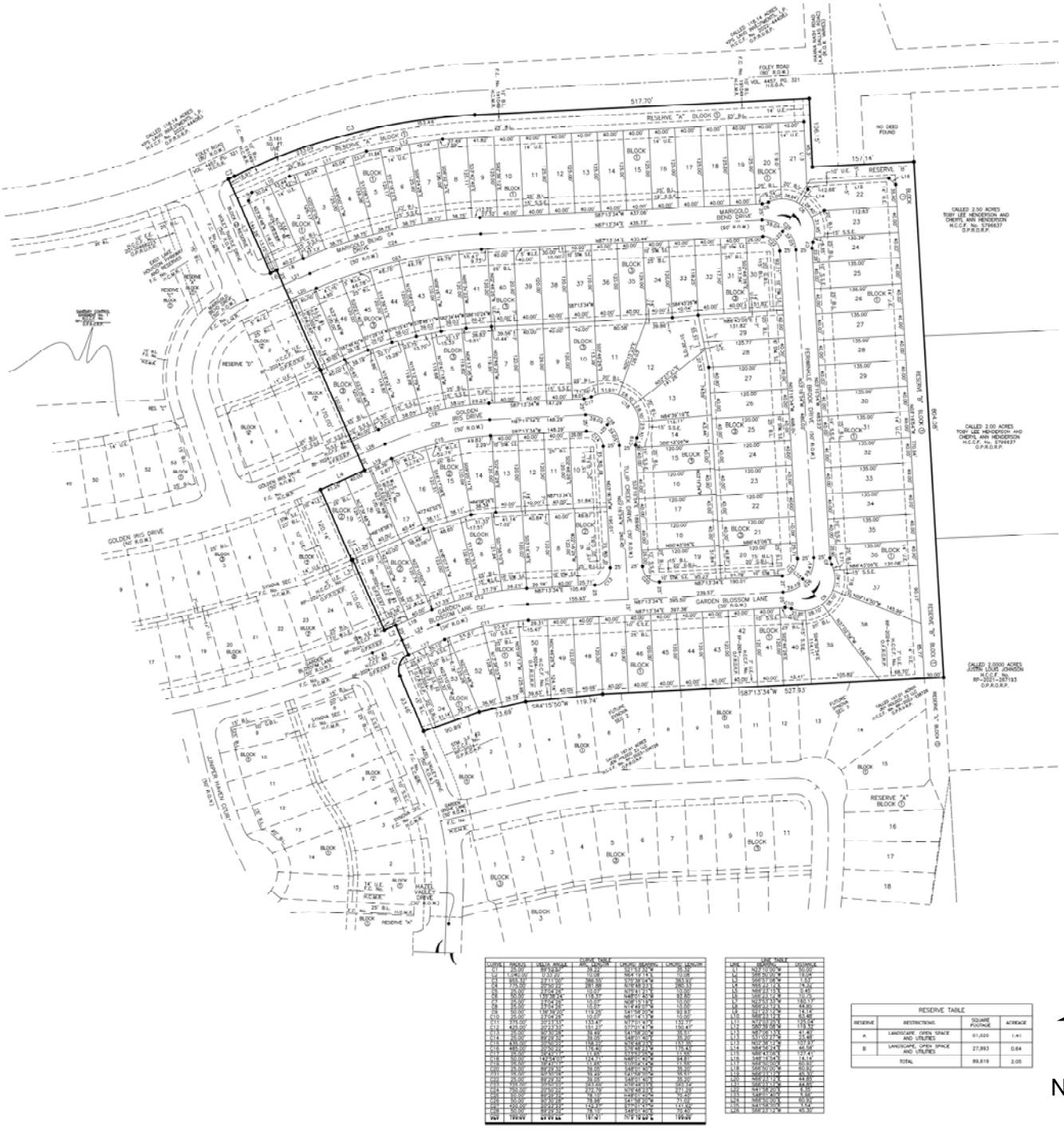
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:116

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Synova Sec 5

Applicant: EHRA



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE OPEN SPACE AND UTILITIES	61,820	1.41
B	LANDSCAPE OPEN SPACE AND UTILITIES	27,993	0.64
TOTAL		89,819	2.05

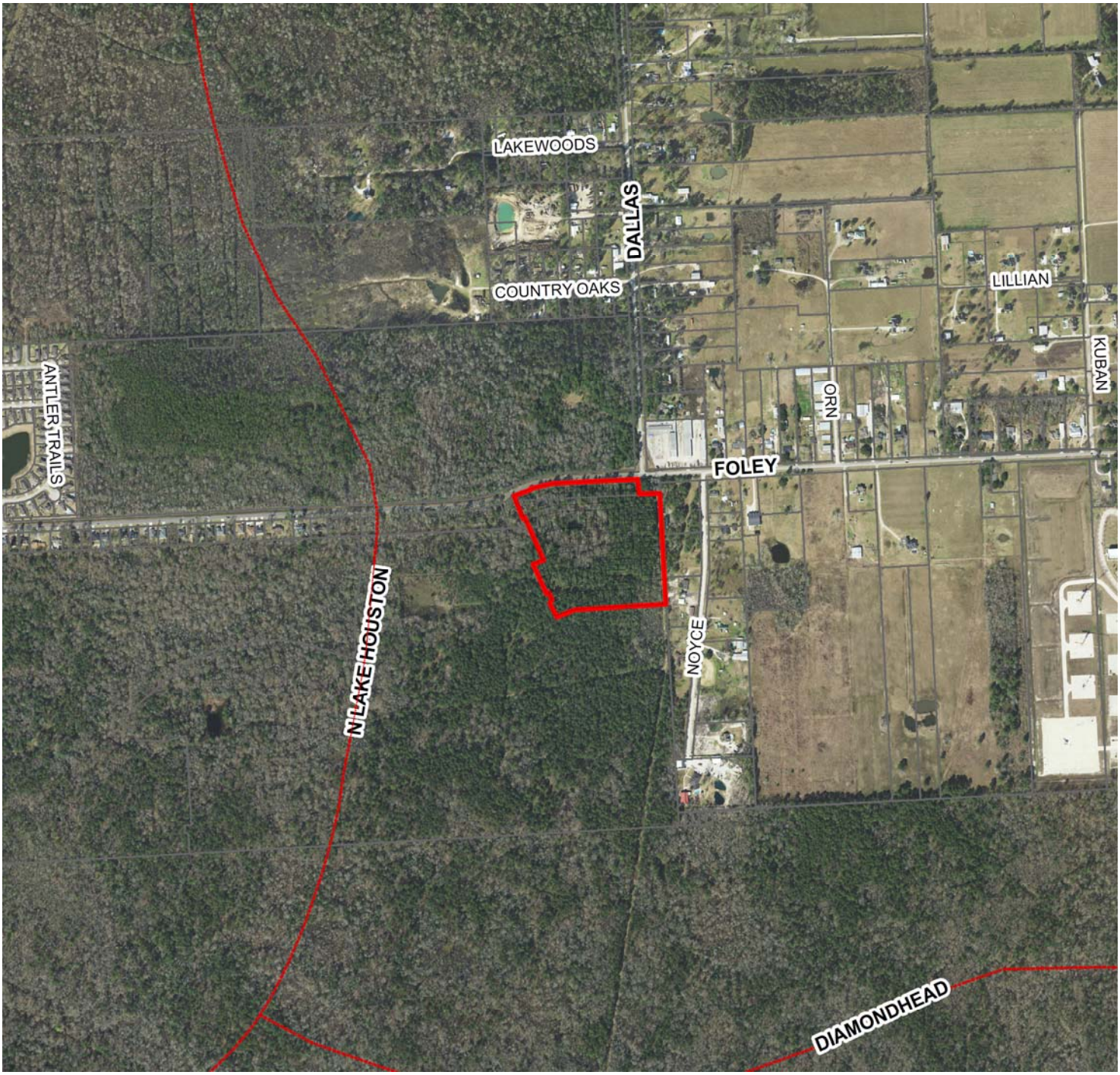
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:116

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Synova Sec 5

Applicant: EHRA



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0605
Plat Name: Synova Sec 5
Applicant: EHRA
Date Submitted: 03/25/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To exceed intersection spacing by not extending, nor terminating in a cul-de-sac, Hanna Nash Road (Dallas Road).

Chapter 42 Section: Sec 42-134

Chapter 42 Reference:

Street Exception (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Synova Sec 5 is within the approved Synova General Plan (GP) and is a partial replat of Reserve D of the Lake Shadows Sec 3 replat as recorded in Volume 191, Page 49 of the Harris County Map Records. Synova 5 was previously approved as a preliminary plat (2023-2366) with a markup to abandon the right-of-way (ROW) of Hanna Nash Road prior to the submittal of a final plat. This markup took the place of a previously requested and then withdrawn variance not to extend Hanna Nash Road. The process of abandoning and replatting ROW is not conducive to the schedule for approving road and infrastructure plans for Synova 5 through Harris County, thus this new preliminary plat application is re-requesting a variance. Hanna Nash Road is a dedicated, yet unconstructed ROW located south of Foley Road, abutting Section 5 of the Synova GP in Houston's extraterritorial jurisdiction (ETJ). The requested variance is to not extend Hanna Nash Road through Synova Sec 5 nor terminate the ROW with a cul-de-sac. Per Sec 42-134, five criteria must be met in order to not be required to extend a street. This plat application request meets three of those conditions as follows. The ROW for Hanna Nash Road was dedicated by deed and is recorded in Volume 2334, Page 467 of Harris County Deed Records. Hanna Nash Road (also Dallas Road) is on the City of Houston Major Thoroughfare and Freeway Plan north of Foley Road as a major thoroughfare to be widened. However, no alignment for Hanna Nash Road exists on the MTFP south of Foley Road. An extension of Hanna Nash Road is not shown within

the approved Synova GP since other internal local streets circulate vehicular traffic through the development. The ROW measures 106.12-feet deep off Foley Road and 157.12-feet wide. Although an odd shape for ROW, it represents a platted one lot in depth. The remaining two conditions of 42-134 are not being met which results in the following variance request. The fourth condition to meet requires that the proposed subdivision will not continue residential development. Although Synova Sec 5 is a residential subdivision, the Synova GP has shown a new internal street pattern that does not use Hanna Nash Road as a connection to Foley Road. The fifth condition is a requirement to meet intersection spacing requirements. Without Hanna Nash Road intersecting Foley Road, the resulting intersection spacing along the southern ROW of Foley Road is measured from the eastern ROW of Violet Thistle Drive in Synova Sec 1 to the western ROW of Golf Club Drive, a major collector. This distance measures 5,311-feet. Noyce Road is a private street 1,389-feet from Violet Thistle Drive which serves only residential estate lots and is not able to be extended south. It is important to note that the Synova GP is approximately 3,740-feet long adjacent to and along Foley Road. In that distance, the GP provides for two local street connections to Foley Road as well as the dedication of East Lake Houston Parkway, a major thoroughfare. Those street intersections meet Chapter 42 requirements along the property boundaries within our control. Extension of Hanna Nash Road would not contribute to the intersection spacing under Synova's control nor provide significant additional local circulation. This makes the resulting intersection spacing measured from Violet Thistle Drive moot since Hanna Nash Drive would not meet intersection spacing requirements measured to Golf Club Drive either.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Hanna Nash Road, along with multiple other stub streets, were platted south of Foley Road as part of the Lake Shadows sections 1-3 many decades prior to the Synova GP. In fact, all lots in these sections were platted to take access from Foley Road with no additional platting having taken place past the single lot depth off the southern ROW of Foley Road. Thus, no future extension of Hanna Nash Road south of Foley Road has ever been planned.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The Synova GP includes the extension of East Lake Houston Parkway south of Foley Road per the City of Houston Major Thoroughfare and Freeway Plan which will provide appropriate regional circulation. The extension of Hanna Nash as a local street is not necessary since the lots being replatted out of Lake Shadows Sec 3 will now have internal access on new local streets within Synova Sec 5 and adjacent Synova sections. Not extending Hanna Nash Road does not affect any other adjacent properties.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare are not negatively impacted by granting this variance. Hanna Nash Road was never constructed south of Foley Road, thus no change will be present to vehicular traffic on Foley Road. Currently platted and future local streets will provide the necessary public connectivity within Synova GP.

(5) Economic hardship is not the sole justification of the variance.

Justification for this variance request rests with the fact that Hanna Nash Road was never constructed, does not provide access to any tracts, and access to replatted lots within Synova Sec 5 are provided by other appropriate local streets. It is reasonable to assume that Hanna Nash Road might have served future development south of Foley Road. However, since Synova GP is planning and platting new street patterns that conform to Chapter 42 and extending East Lake Houston Parkway, local and regional circulation issues are being addressed and an extension of Hanna Nash Road is no longer necessary.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

May 24, 2024

Dear Property Owner:

Reference Number: 2024-0605, Synova Sec 5, a partial replat of "Lake Shadows Sec 3 Replat of Block1 & Block 7 & Parts of Blocks 2 & 6", being a portion of Reserve D in Block 7 as recorded in Volume 191, Page 49 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Foley Road, at the end of Dallas Road. The purpose of the replat is to create One-Hundred and twenty (120) Lots and two (2) reserves as part of a single-family subdivision. The applicant, **Christopher Browne**, with **EHRA,** on behalf of the developer, Jen Holdco 23 LLC, can be contacted at **713-337-7447** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **devin.crittle@houstontx.gov** or call **832.393.6534**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 2024 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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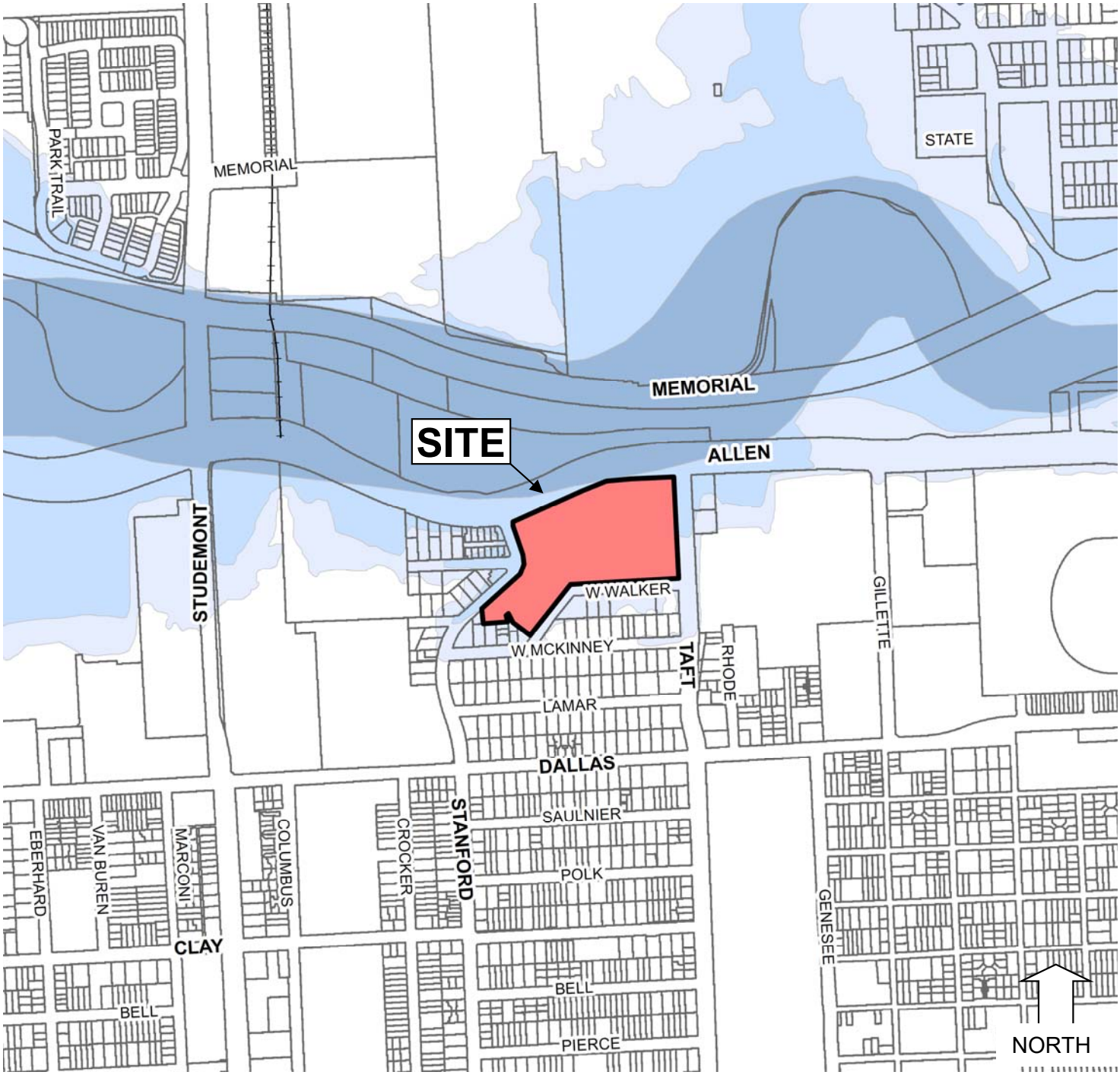
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Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Temple Terrace Addition partial replat no 3

Applicant: C.L. Davis & Company



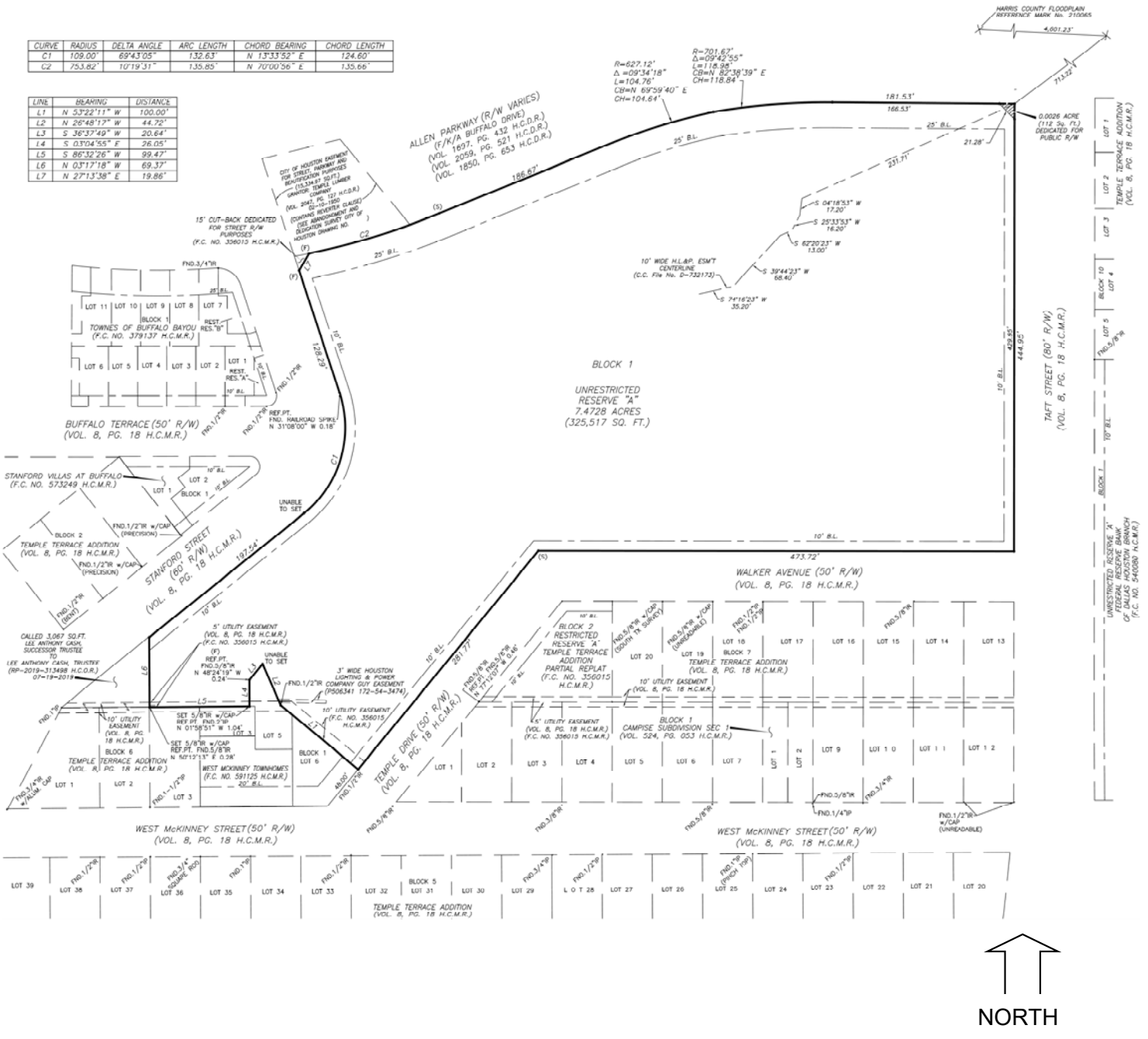
C – Public Hearings Site Location

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Temple Terrace Addition partial replat no 3

Applicant: C.L. Davis & Company



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	109.00'	69°43'05"	132.63'	N 13°33'52" E	124.60'
C2	753.82'	10°19'31"	135.85'	N 70°00'56" E	135.66'

LINE	BEARING	DISTANCE
L1	N 53°22'11" W	100.00'
L2	N 26°48'17" W	44.72'
L3	S 36°37'49" W	20.64'
L4	S 03°04'55" E	26.05'
L5	S 86°32'26" W	99.47'
L6	N 03°17'18" W	69.37'
L7	N 27°13'38" E	19.86'

C – Public Hearings Subdivision

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Temple Terrace Addition partial replat no 3

Applicant: C.L. Davis & Company



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 24th, 2024

Dear Property Owner:

Reference Number: 2024-0873; Temple Terrace Addition partial replat no 3, a partial replatting of Temple Terrace Addition Partial Replat, Unrestricted Reserve "A", Block 1, as recorded in Volume 356, Page 015, Harris County Map Records and Temple Terrace Addition, Lots 3 - 18, Block 9 and Lots 1 - 16, Block 8 as recorded in Volume 08, Page 18, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south of Allen Parkway, west of Taft Street and east of Stanford Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Chuck Davis,** with **C.L. Davis & Company**, on behalf of the developer, can be contacted at **281-482-9490** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Trillium Sec 6 partial replat no 1 (DEF1)

Applicant: Costello, Inc.



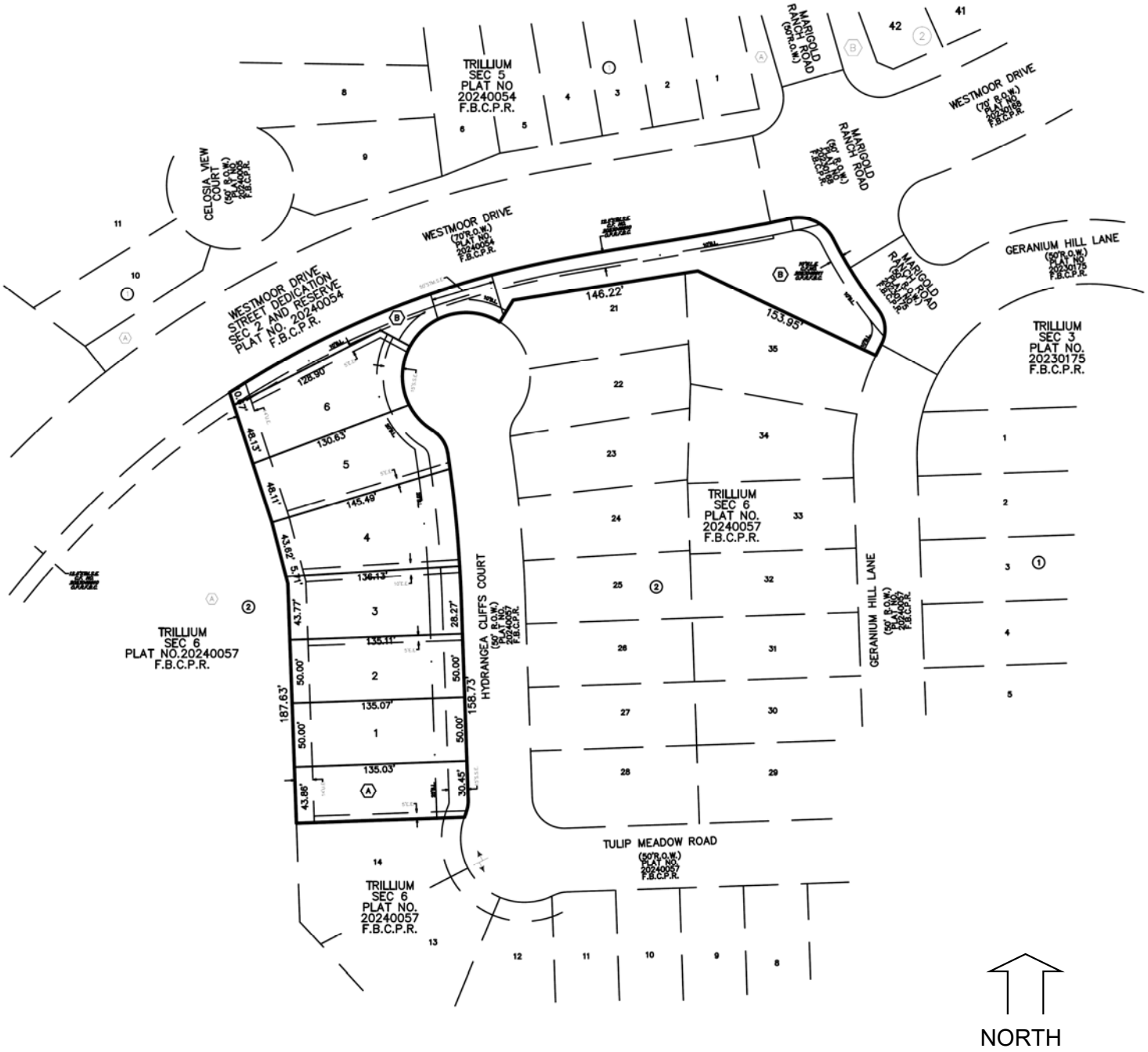
C – Public Hearings Site Location

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Trillium Sec 6 partial replat no 1 (DEF1)

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Trillium Sec 6 partial replat no 1 (DEF1)

Applicant: Costello, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0815; Trillium Sec 6 partial replat no 1, a partial replatting of Trillium Sec 6, being Lots 15-20 and Reserves B & C, as recorded in plat 20240057 Fort Bend County Plat Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Hydrangea Cliffs Court north of Madden Road. The purpose of the replat is to create six (6) single-family residential lots and two reserves. The applicant, **Jorge De La Rosa,** with Costello, Inc., on behalf of the developer, Taylor Morrison of Texas Inc., can be contacted at **713-783-7788 Ext 3838.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov or call 832-393-6570.**

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, May 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Planning Department Staff Authority and Obligation

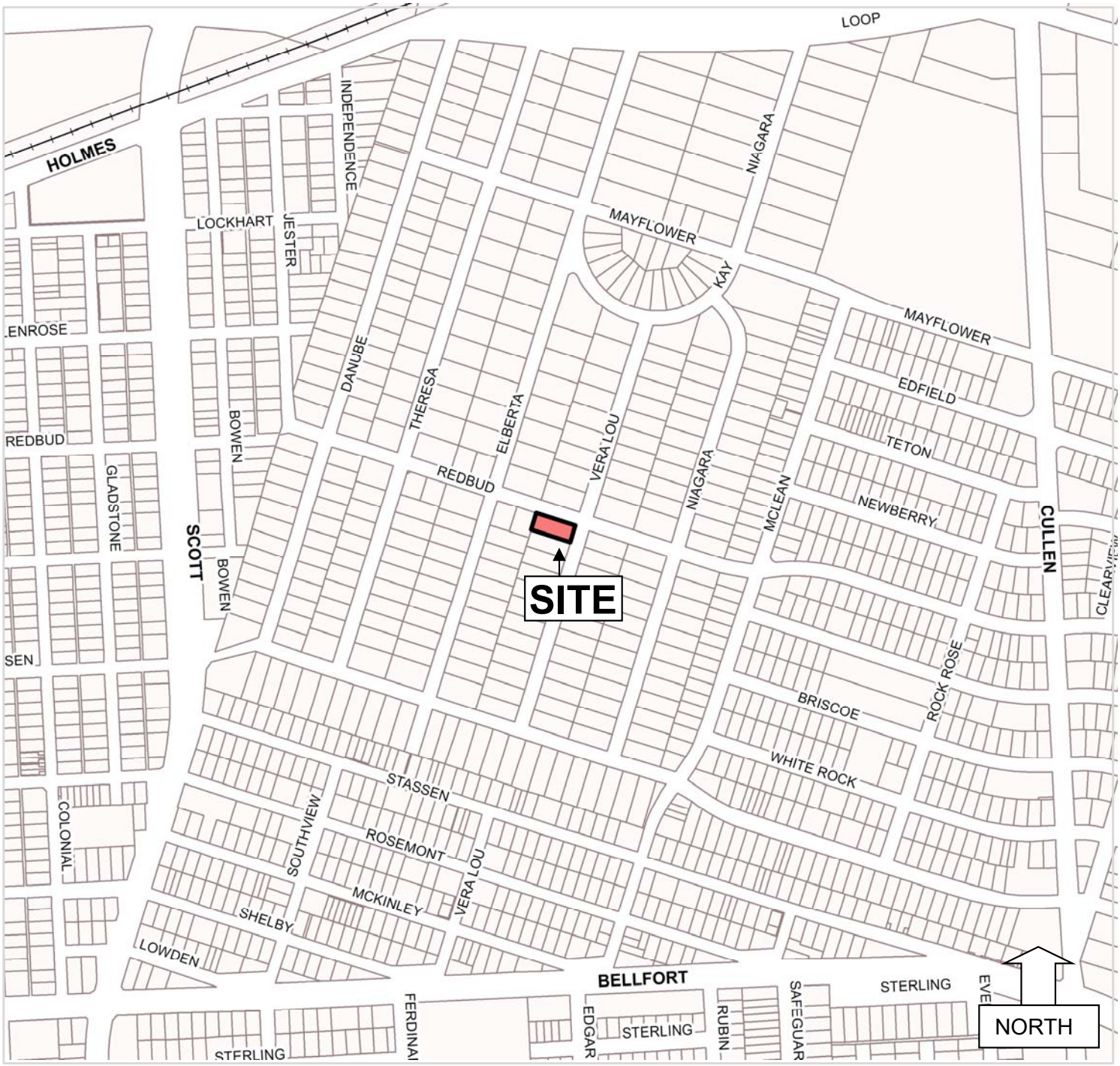
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Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Vera Lou Homes (DEF1)

Applicant: Pioneer Engineering, LLC



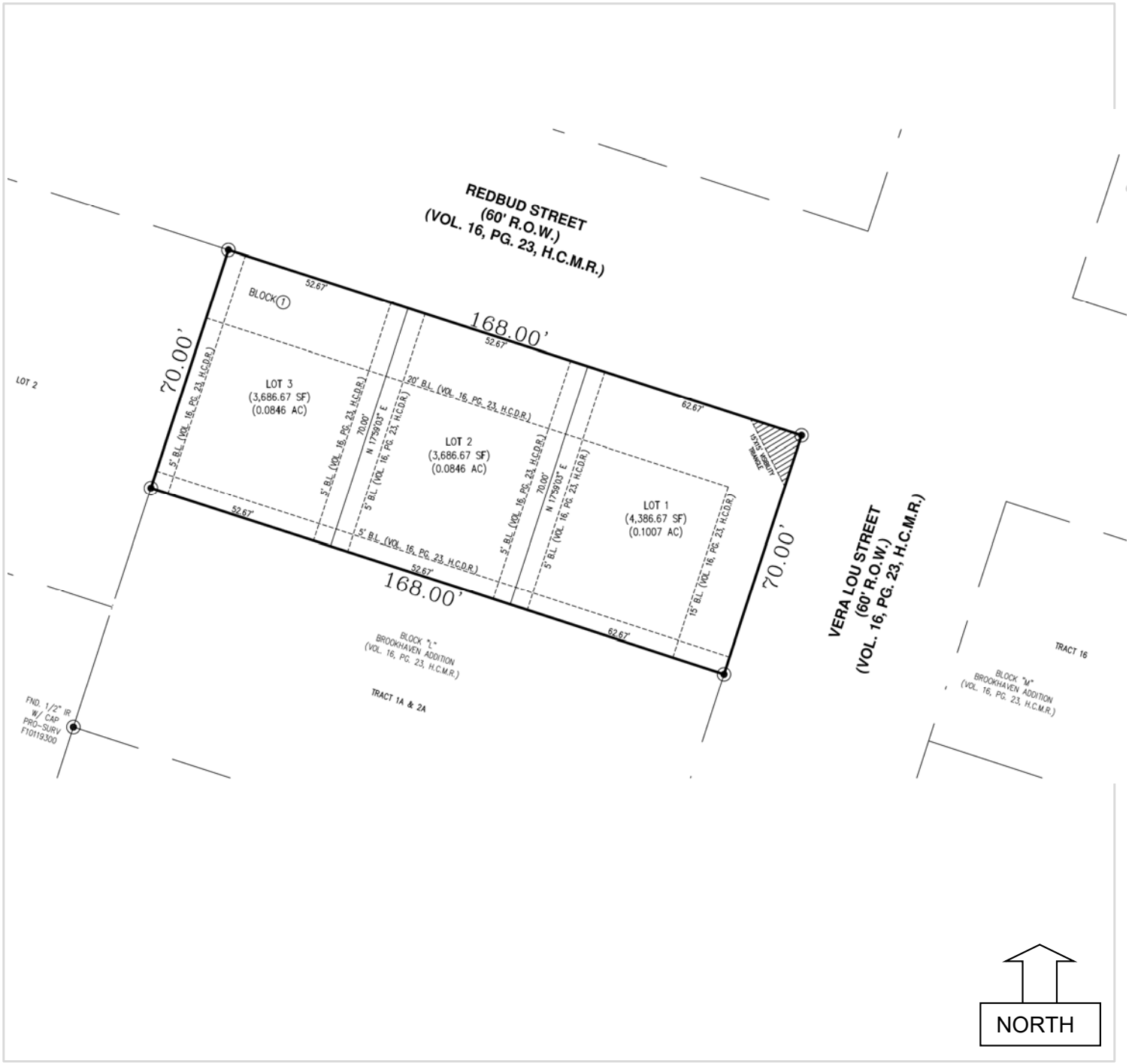
C – Public Hearings Site Location

Houston Planning Commission ITEM:119

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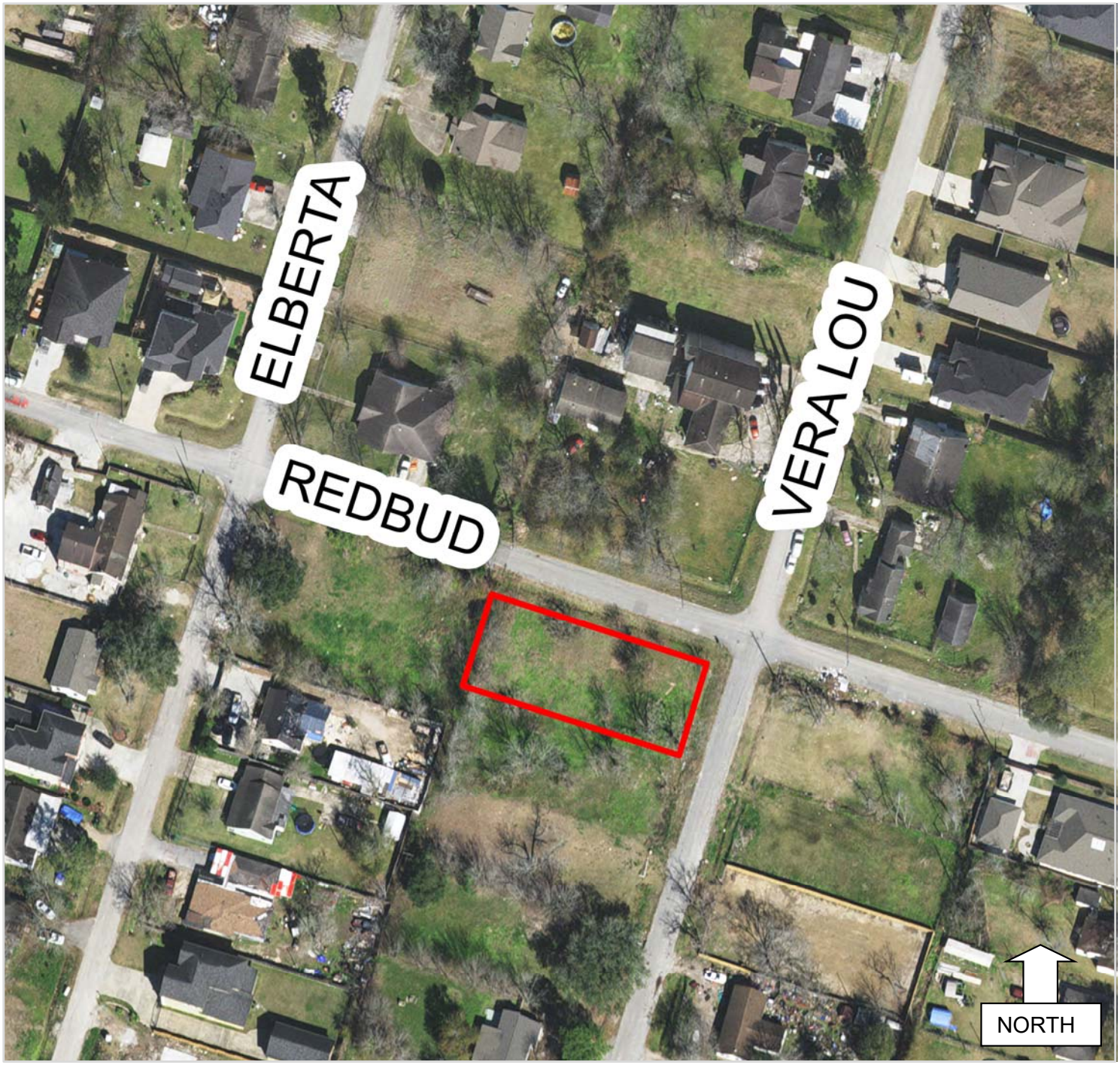
C – Public Hearings Subdivision

Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date: 06/13/2024**

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C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0672, Vera Lou Homes, a partial replat of Brookhaven Addition, being a portion of Lot 1 in Block L, as recorded in Volume 16, Page 23 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Vera Lou Street and Redbud Street, east of Scott Street and north of Bellfort Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Jessica Romero of Pioneer Engineering, LLC**, on behalf of the developer Wida Investment, LLC, can be contacted at **832-307-0010** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov**or call **832-393-6570.**

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, May 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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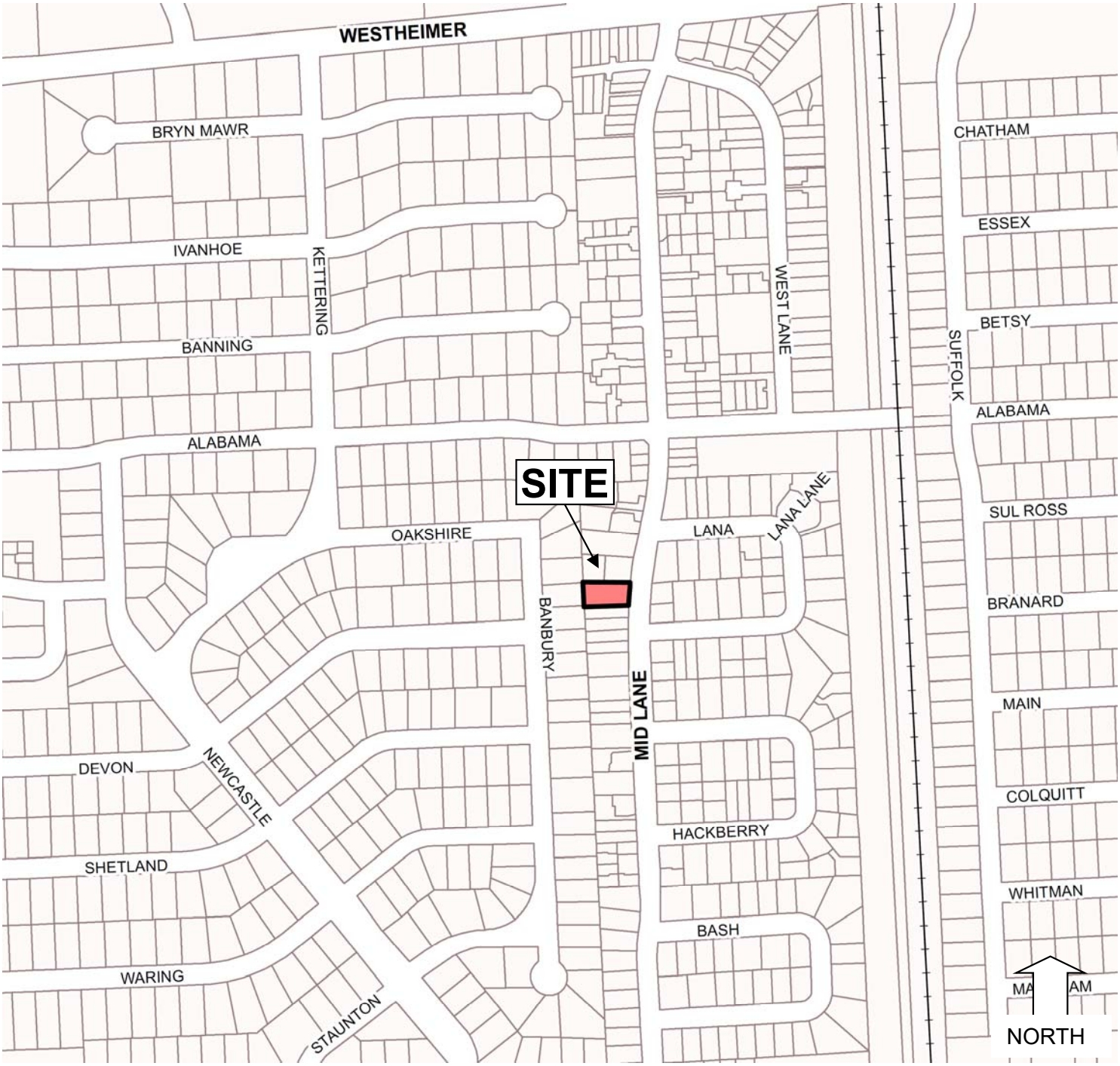
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Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: West Lane Annex partial replat no 7 (DEF1)

Applicant: Momentum Engineering



C – Public Hearings Site Location

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: West Lane Annex partial replat no 7 (DEF1)

Applicant: Momentum Engineering



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1,419.05'	01°24'56"	35.05'	17.53'	S 05°07'23" E	35.05'
C2	1,419.05'	01°24'39"	34.94'	17.47'	S 03°42'36" E	34.94'

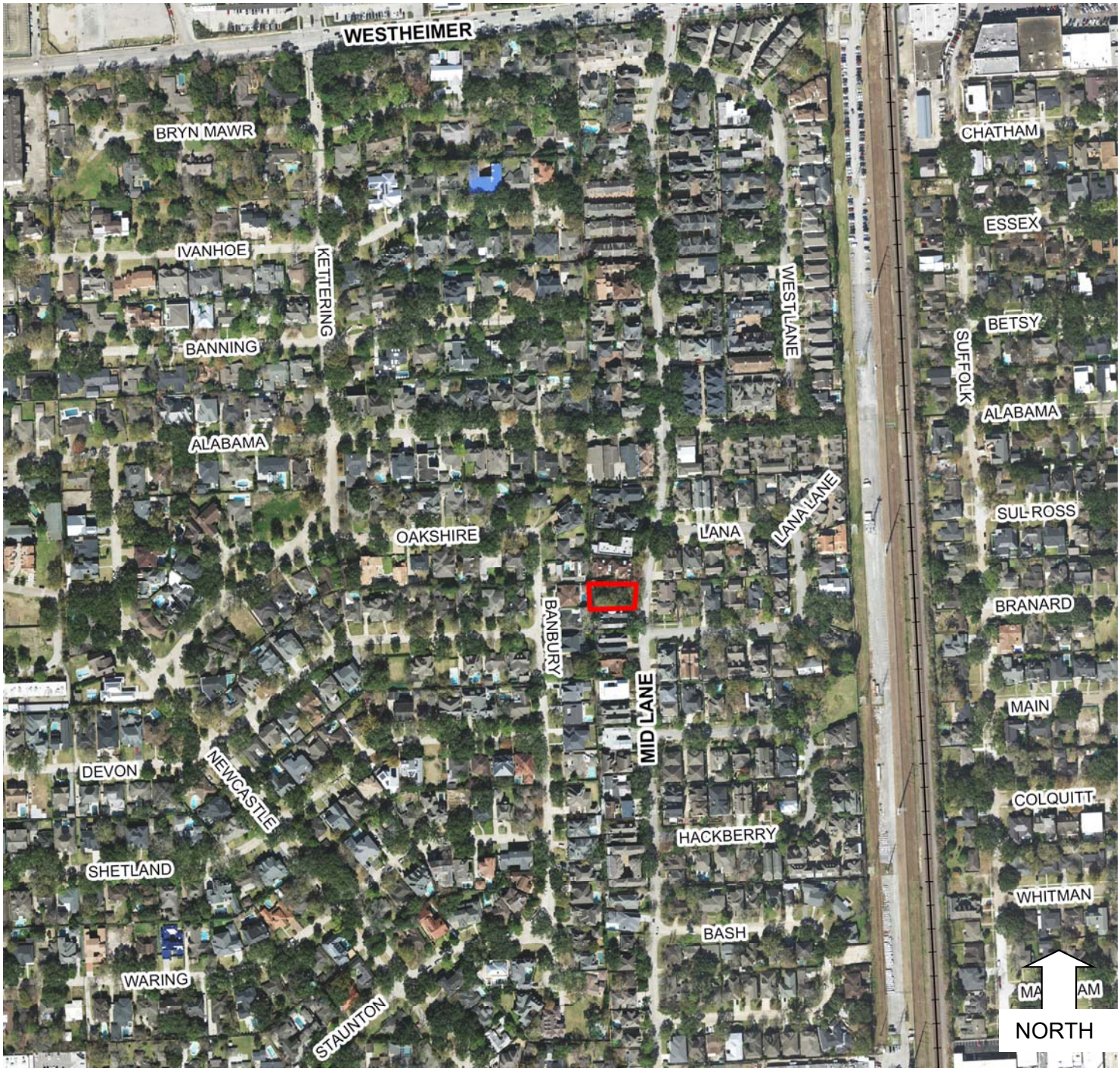
C – Public Hearings Subdivision

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: West Lane Annex partial replat no 7 (DEF1)

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May, 10, 2024

Dear Property Owner:

Reference Number: 2024-0758; West Lane Annex partial replat no 7, a partial replatting of West Lane Annex.

The Planning and Development Department has received a subdivision plat application for a property located south of Westheimer Road and West Alabama Street west along Mid Lane. The purpose of the replat is to create two single family residential lots. The applicant, **Shahnawaz Ghanchi**, with **Momentum Engineering**, on behalf of the developer, can be contacted at **Kevin Batchelor 281-741-1998 Ext 109** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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Terminology

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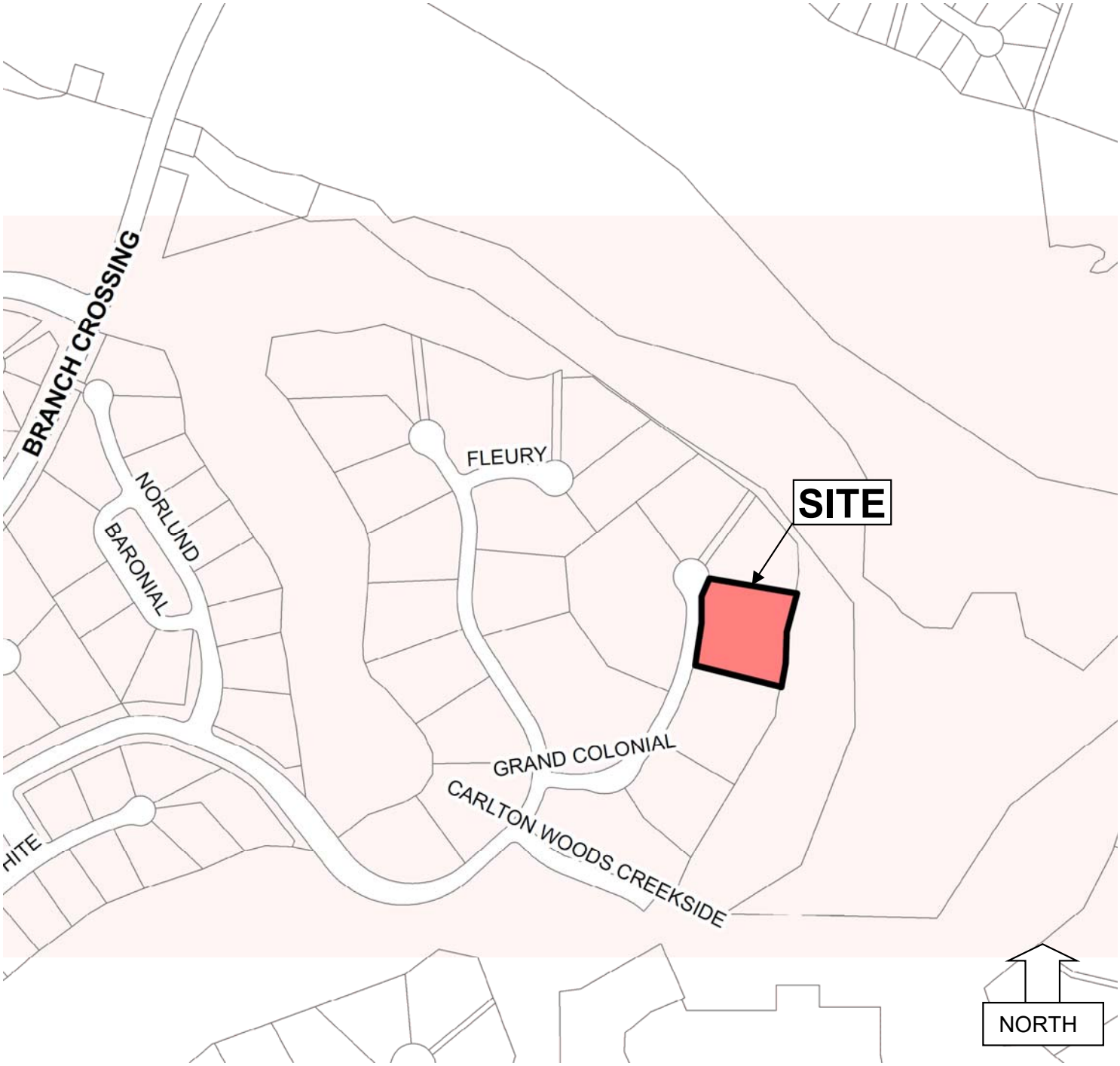
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Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF1)

Applicant: Texas Professional Surveying, LLC



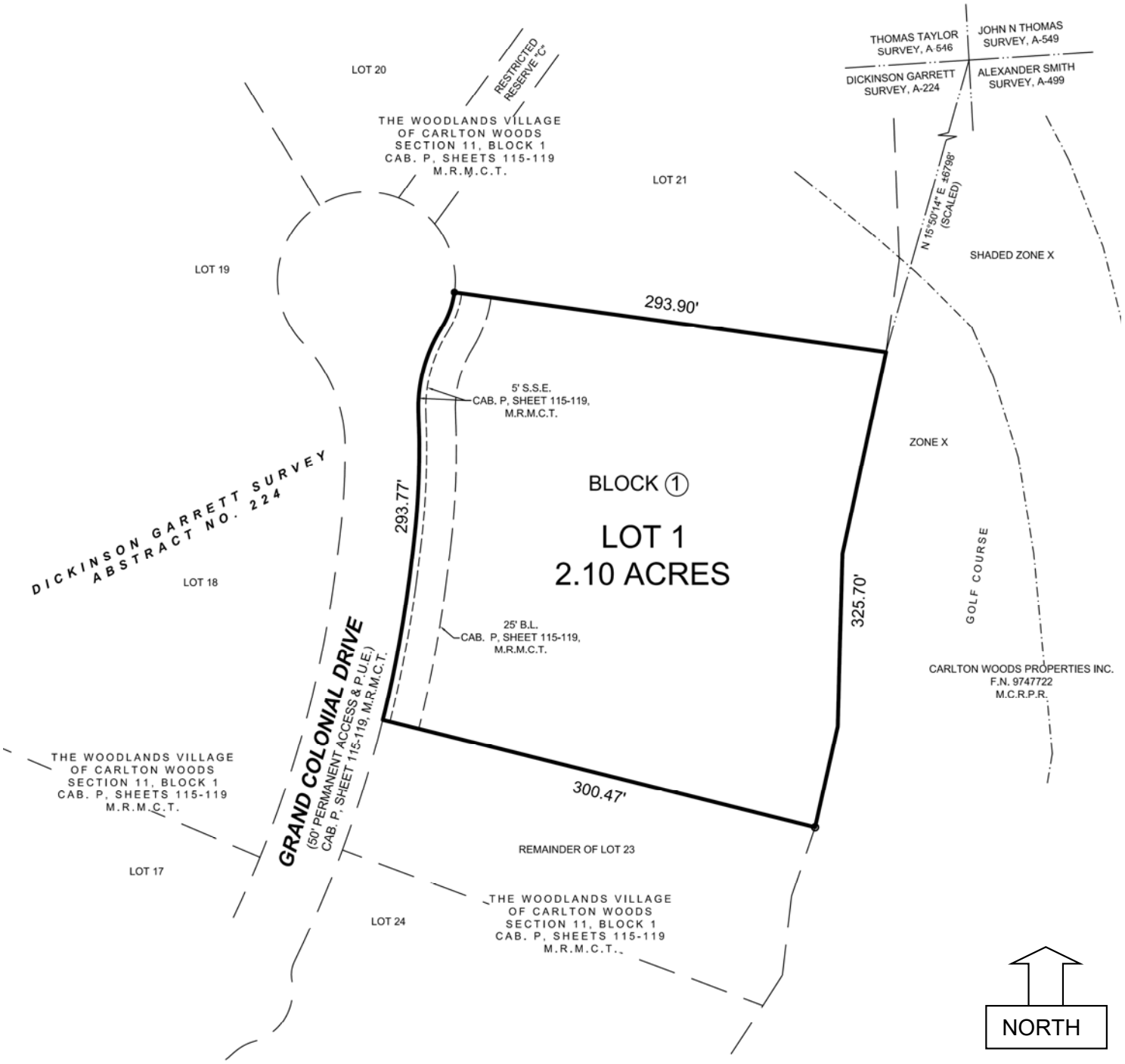
C – Public Hearings Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF1)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF1)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0762; Woodlands Village of Carlton Woods Sec 11 partial replat no 1, a partial replatting of Woodlands Village of Carlton Woods Sec 11 partial replat no 1.

The Planning and Development Department has received a subdivision plat application for a property located east along Grand Colonial Drive east of Branch Crossing north of Woodlands Parkway. The purpose of the replat is to create one single family residential lot. The applicant, **Matthew Tucker**, with Texas Professional Surveying, LLC, on behalf of the developer, can be contacted at **936-756-7447** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **John Cedillo**, with the Planning and Development Department via email at **John.Cedillo@houstontx.gov** or call **John Cedillo at 832-393-6633.**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 30, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

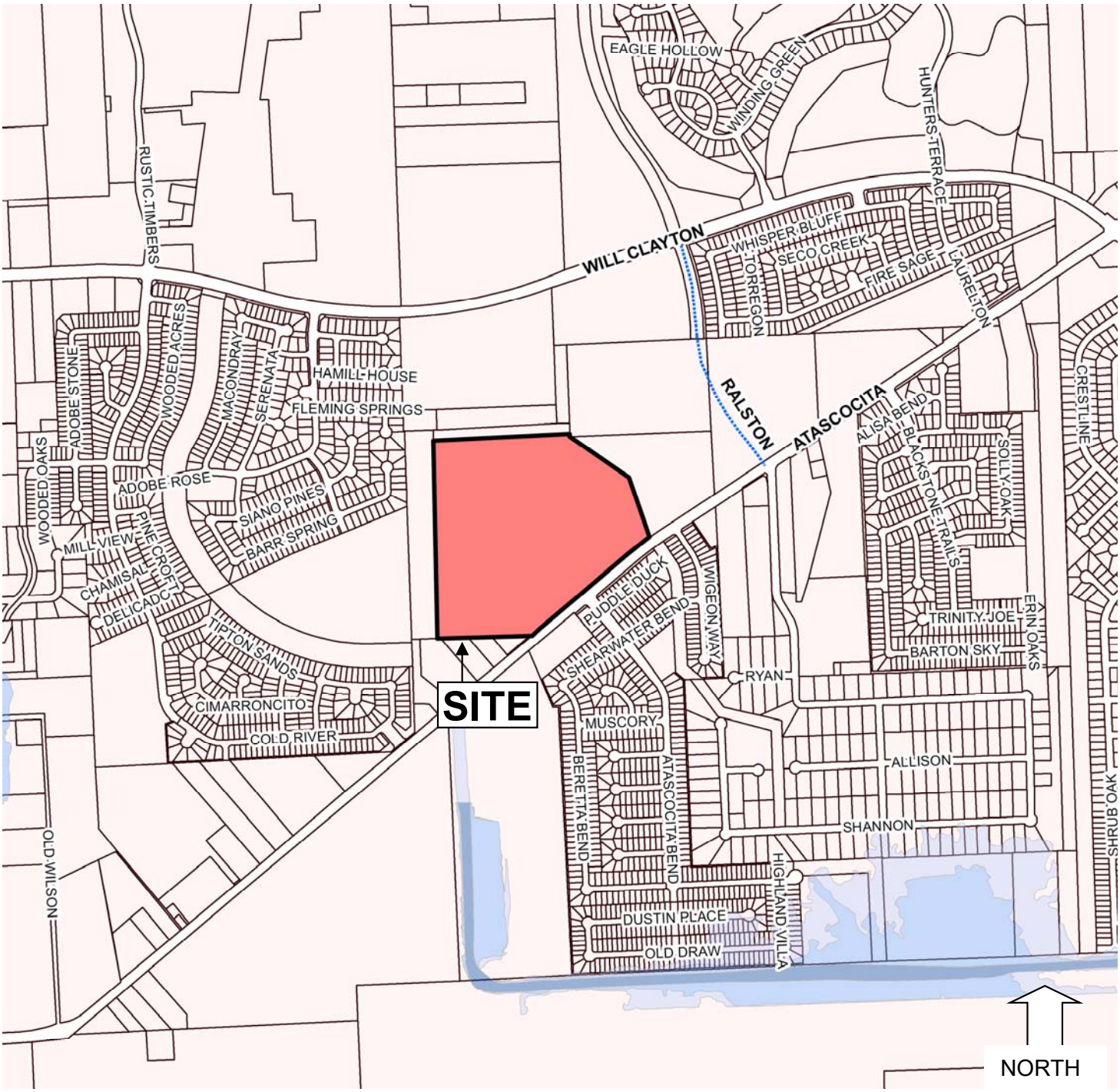
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Atascocita Road Campus Reserve

Applicant: EHRA



D – Variances

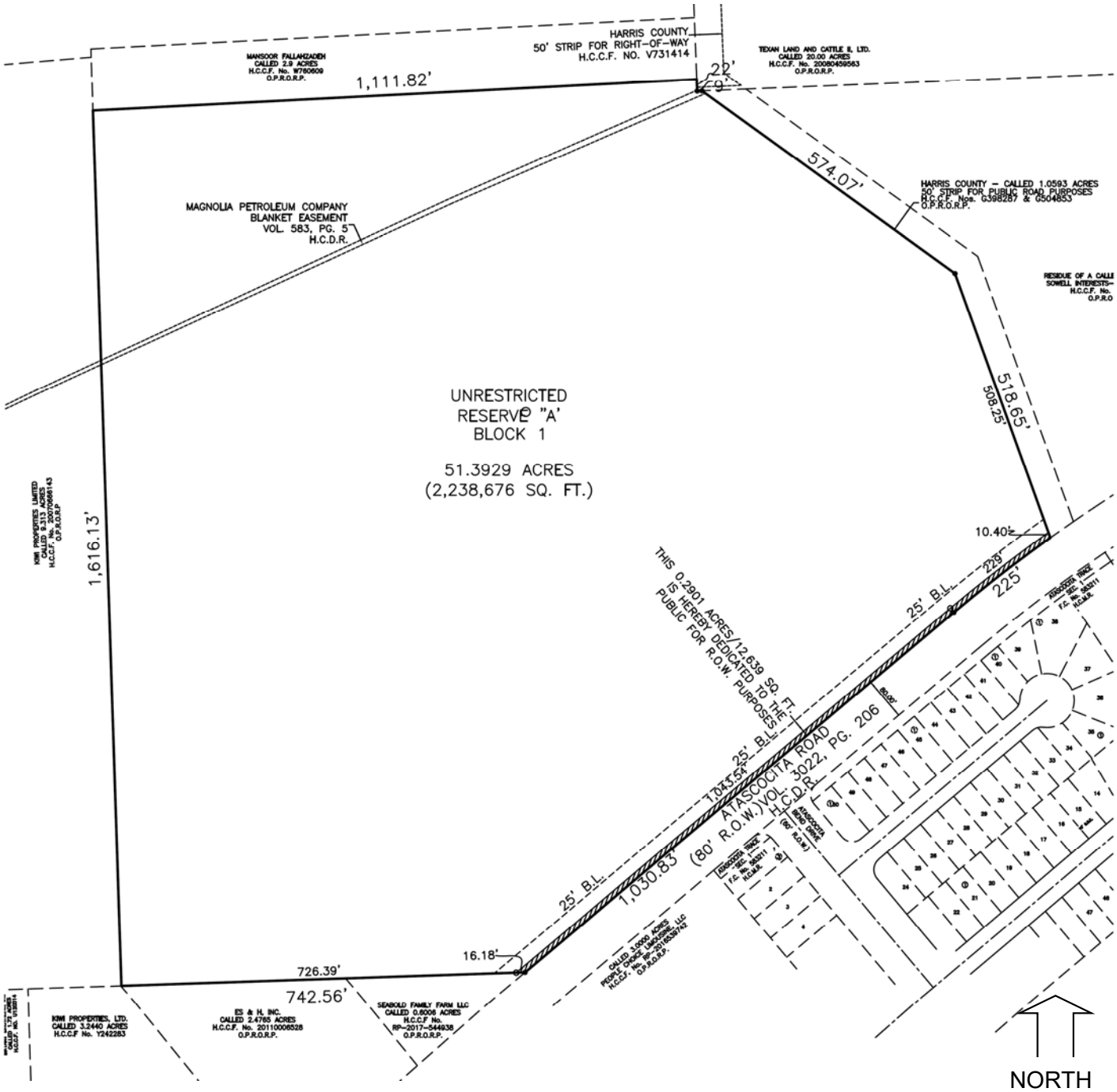
Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Atascocita Road Campus Reserve

Applicant: EHRA



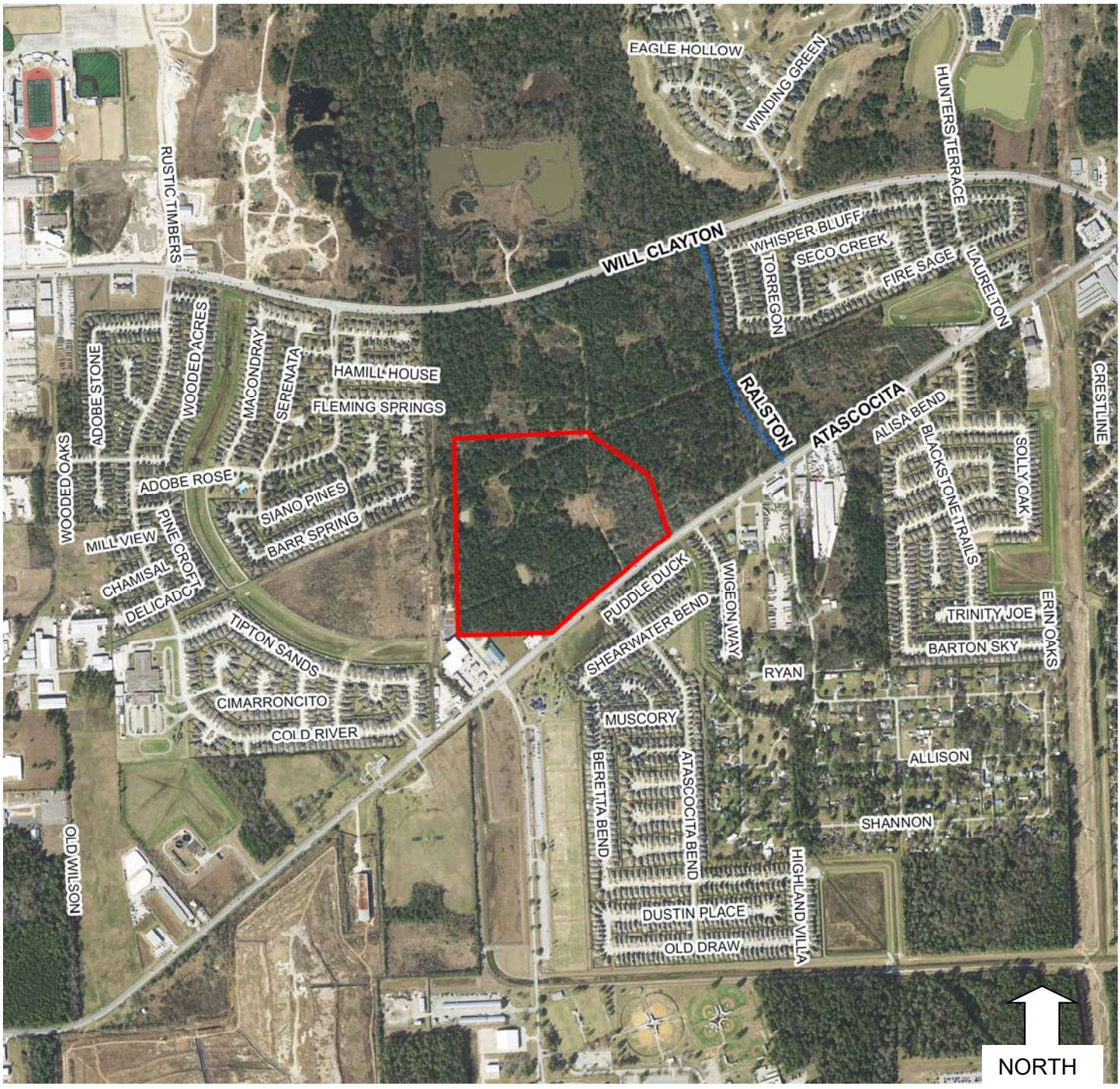
D – Variances **Subdivision**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 06/13/2024**

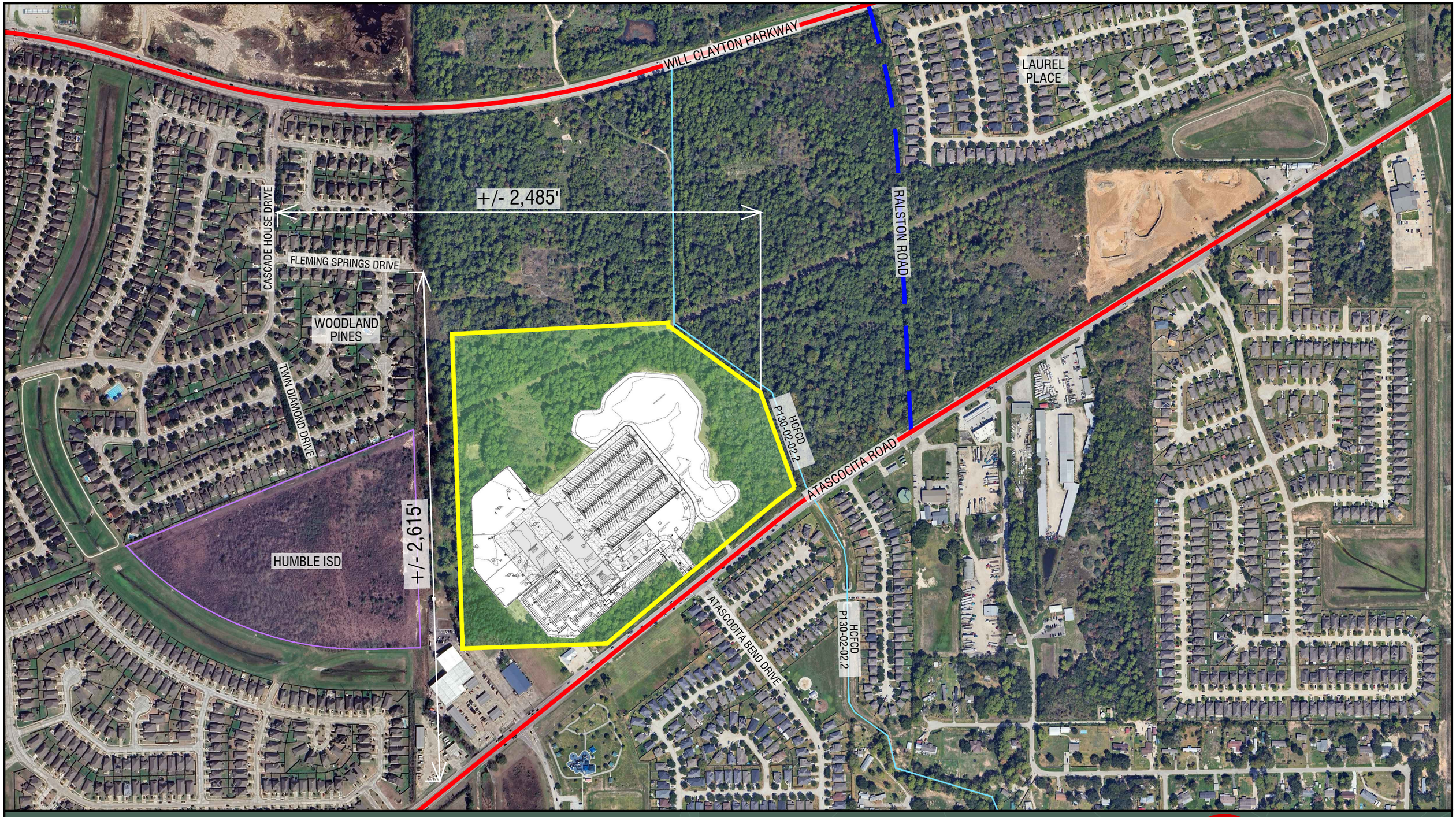
Subdivision Name: Atascocita Road Campus Reserve

Applicant: EHRA



D – Variances

Aerial



Atascocita Road Campus: Variance Exhibit

Harris County, Texas

June 3, 2024

0 225' 450'

SCALE: 1"=450'
TRUE SCALE AT 11" x 17"

NORTH

EHRA JOB NO.
241-046-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

P:\241-046-00\Plat\FPLAT\Atascocita Road Campus_Variance Exhibit.dwg May 31, 2024-12:15pm Edited by: PLipetska

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1138
Plat Name: Atascocita Road Campus Reserve
Applicant: EHRA
Date Submitted: 06/03/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Variance to not provide an east/west or north/south public street through the subject tract.

Chapter 42 Section: : 42-128 (a)

Chapter 42 Reference:

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Atascocita Road Campus Reserve is located north of Atascocita Road (a major thoroughfare) and south of Will Clayton Parkway (a major thoroughfare), in the City's extraterritorial jurisdiction. The 51.683-acre site is a proposed Waste Management industrial campus. The campus will include office space for fleet and route managers, a 6-acre wet detention pond, landscape and open space, parking for garbage trucks not in use, and a large maintenance, repair, and welding area for garbage trucks and garbage dumpsters. Meeting the 1,400' block length requirement is impractical due to existing development and incompatible surrounding land uses.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing neighborhood to the west (Woodland Pines Section 8) is developed and blocks a portion of area where an east/west connection can be made. Fleming Springs Drive is an existing stub street which can provide future east/west connectivity but is located north of the subject site. Furthermore, the undeveloped area to the west is owned by Humble ISD and will likely be a future school site. Connectivity to the school property can be achieved through existing residential streets. Providing an additional east/west public street will not significantly improve mobility in this area since a roadway cannot be extended further west beyond the Humble ISD property due to existing development. Future Ralston Road is aligned approximately 700-feet to the east and will provide north/south connectivity between Will Clayton Parkway to the north and Atascocita Road. This alignment is on the Major Thoroughfare and Freeway Plan and negates the need for a north/south public street through the subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The primary land use for this site is an industrial campus for truck and equipment maintenance. This use requires a large tract because of the number of trucks to be serviced, which equates to the need for large square footage buildings, large parking areas, repair facilities, and required on-site detention. The 1,400' block length requirement for local streets interferes with contiguous operation of the proposed land use. However, existing major thoroughfares Will Clayton Parkway and Atascocita Road, as well as future major collector Ralston Road provide adequate mobility in the area for future development of land to the north and east. The existing road network within the Woodland Pines subdivision provides adequate circulation to the west and connectivity of an industrial site to a potential school site is obviously undesirable.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare are not negatively impacted by granting this variance since heavy industrial vehicles and light residential traffic will be kept separated.

(5) Economic hardship is not the sole justification of the variance.

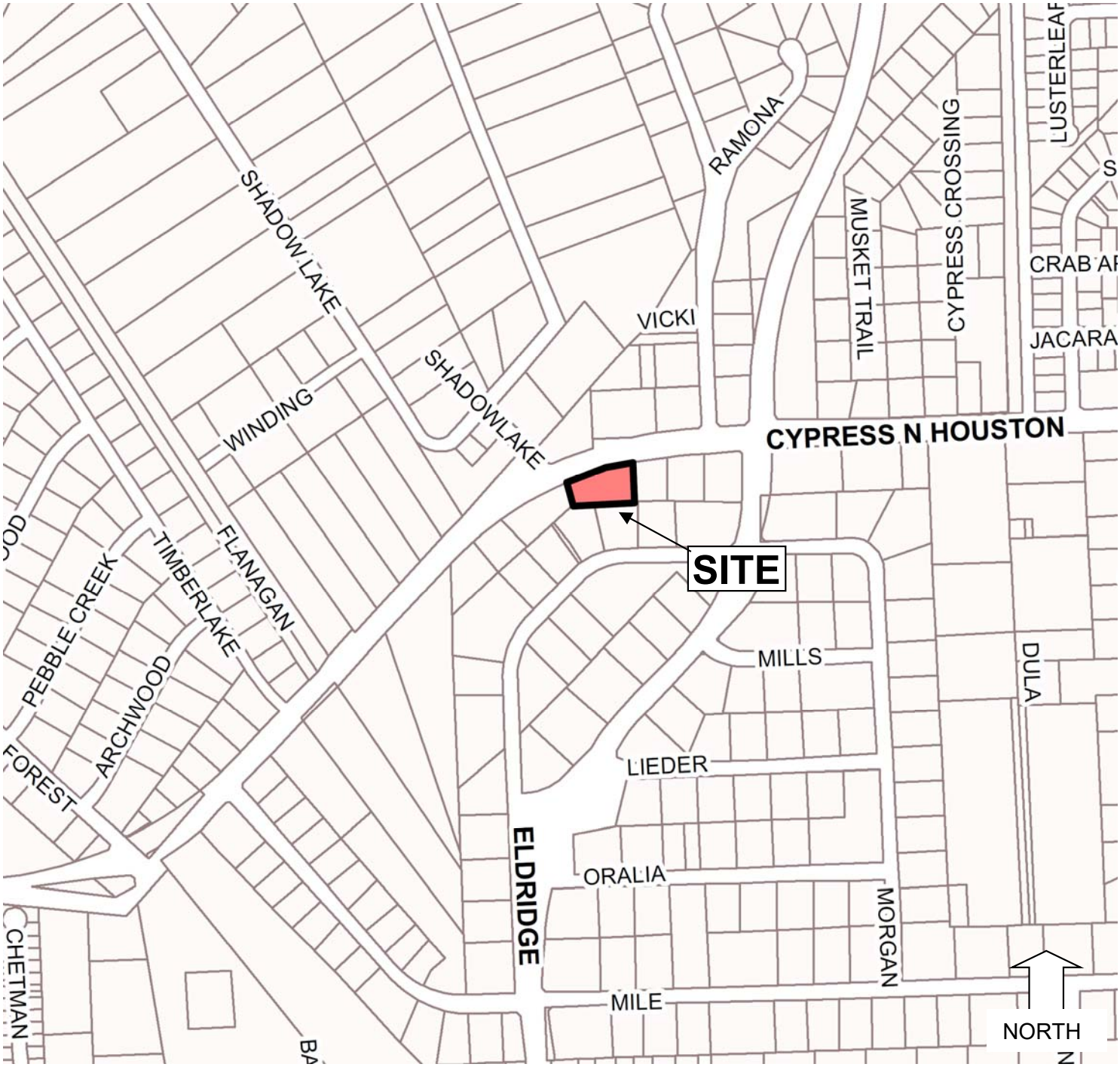
Justification for this variance rests with incompatible land use proposed by the heavy industrial site and surrounding existing single family residential development.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston (DEF 1)

Applicant: MD LAND DEVELOPMENT SERVICES



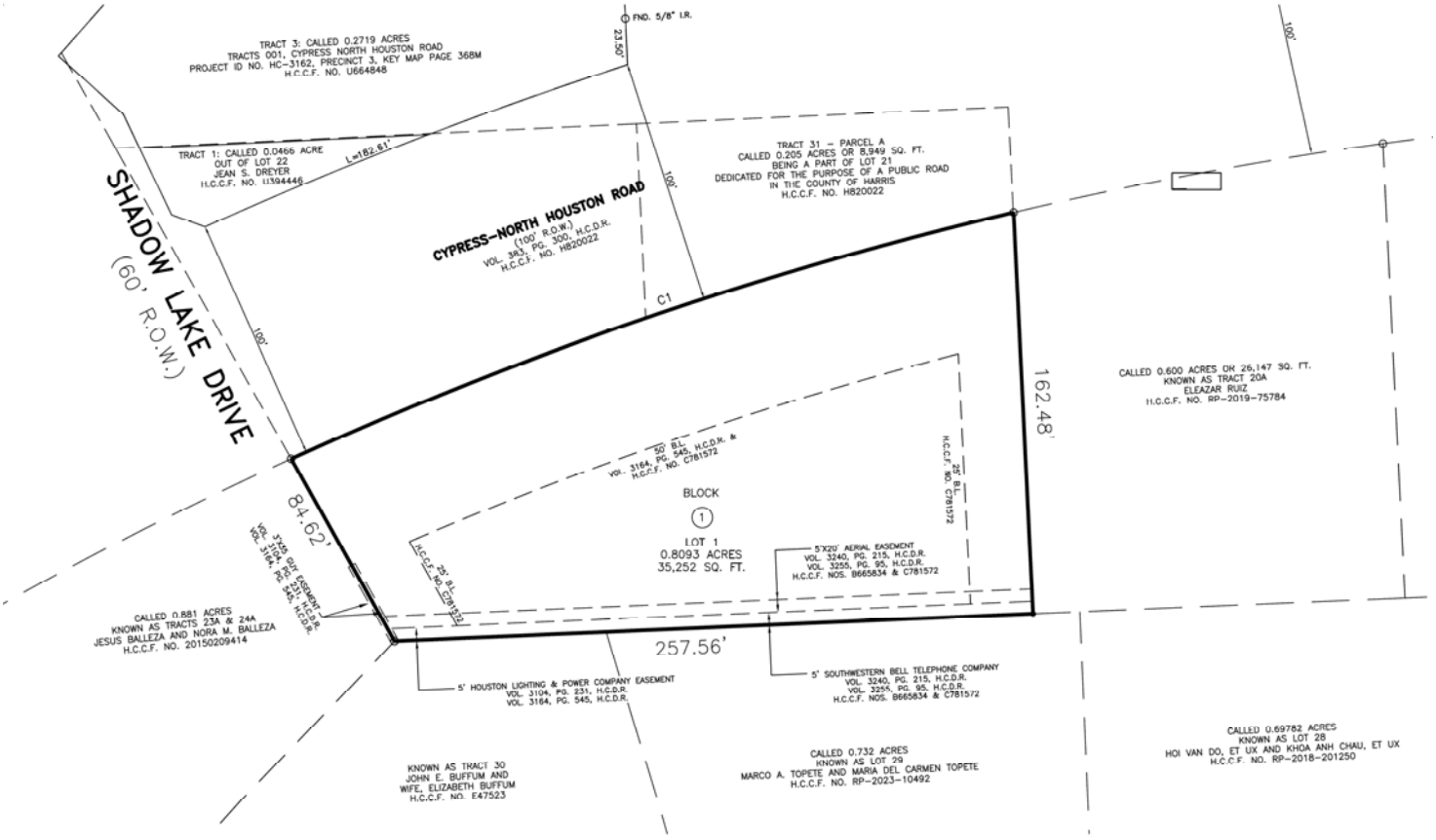
D – Variances **Site Location**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston (DEF 1)

Applicant: MD LAND DEVELOPMENT SERVICES



D – Variances **Subdivision**

Houston Planning Commission ITEM: 123

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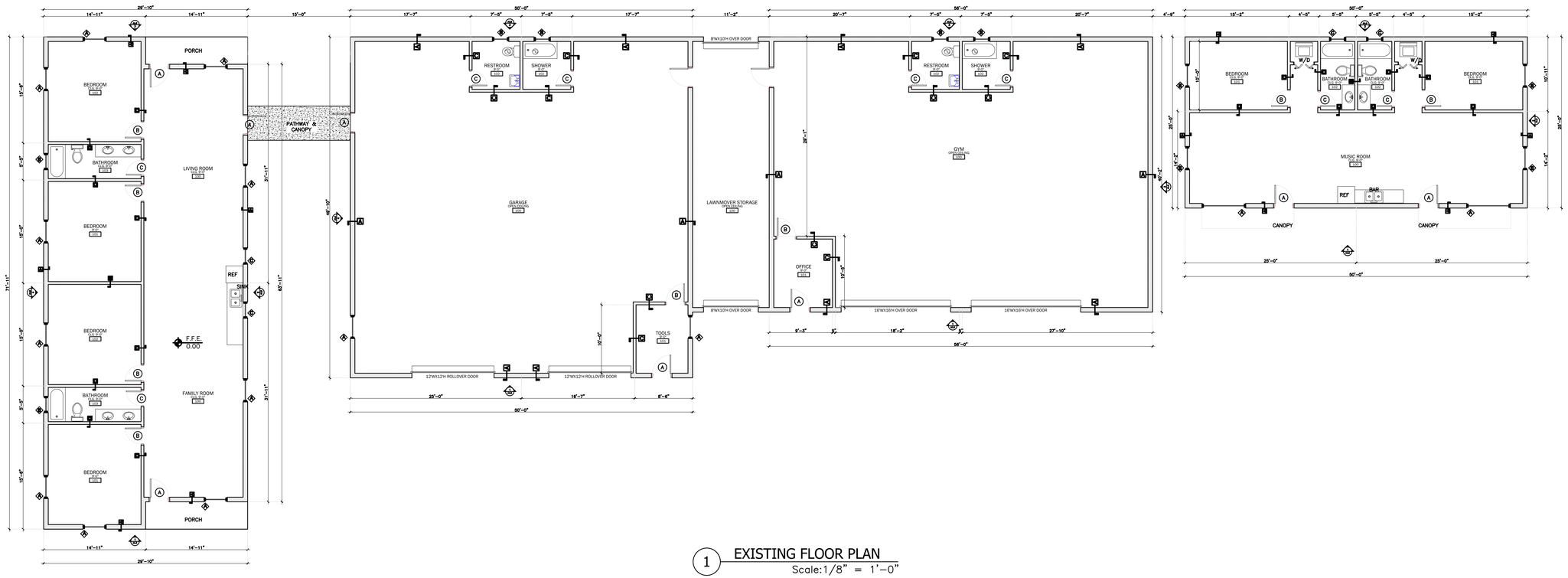
Applicant: MD LAND DEVELOPMENT SERVICES



D – Variances

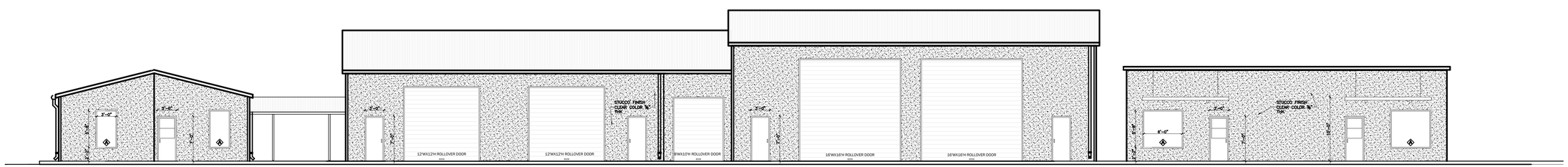
Aerial

PROPRIETARY NOTICE: CTmore Inc. Reserves all rights to the content of this document. Any use of the contents of this documents or reproduction thereof in any form shall not be made without prior written authorization. Acceptance of this documents shall be acknowledged agreement of the Proprietary Notice.



1 EXISTING FLOOR PLAN
Scale:1/8" = 1'-0"

RESIDENCE GARAGE GYM MUSIC ROOM



1 RESIDENCE FRONT ELEVATION
Scale:1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

OVERALL FLOOR PLAN

EXISTING FLOOR PLAN
12315 Cypress North Houston Rd
Houston TX 77429

Project No:	A0310
Drawn By:	GGF
Designed By:	GGF
Checked By:	GGF

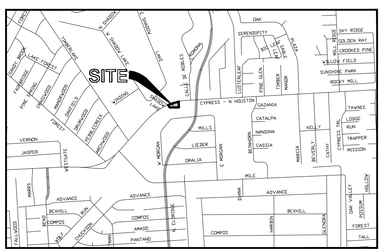
DATE
05/01/2024

SHEET NUMBER
A1.0

3 OF 6



LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
–x– BARBED WIRE FENCE
–c– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
–P– OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
METER POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK



VICINITY MAP SCALE: 1"=2000'

DESCRIPTION

A 0.8093 ACRES OR 35,252 SQ. FT. TRACT OF LAND SITUATED IN THE JAMES MORGAN SURVEY, ABSTRACT NO. 788, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 21 AND 22, IN BLOCK 2 OF TOWER OAKS, SECTION III, AN UNRECORDED SUBDIVISION OF THAT CERTAIN 88.76 ACRE TRACT DESCRIBED IN DEED DATED NOVEMBER 26, 1955, FROM FRED L. LIEBER, ET AL, TO LOUIS D. CHACHERE, ET AL., RECORDED IN VOLUME 3069, PAGE 443, DEED RECORDS, HARRIS COUNTY (H.C.D.R.), TEXAS; SAID 0.8093 ACRE COMPRISING OF TRACT I CONTAINING 0.5016 ACRES OR 21,850 SQ. FT. KNOWN AS TRACT 21 AND TRACT II CONTAINING 0.3077 ACRES OR 13,403 SQ. FT. KNOWN AS TRACT 22 CONVEYED TO CITY CENTER CAPITAL, LLC, A LIMITED LIABILITY COMPANY FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2021-368888 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND GRID COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD 83), 2011 ADJUSTMENT)

COMMENCING AT THE ORIGINAL NORTHWESTERLY CORNER OF SAID LOT 22 COMMON WITH THE NORTHEASTERLY CORNER OF LOT 23, IN SAID BLOCK 2 OF TOWER OAKS, SECTION III, SAME BEING THE NORTHWEST CORNER OF TRACT 31 – PARCEL B, CONTAINING A CALLED 0.438 ACRES OR 19,060 SQ. FT. BEING THE SAVE AND EXCEPT PORTION OF LOT 22 DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD IN THE COUNTY OF HARRIS FILED FOR RECORD UNDER H.C.C.F. NO. H820022;

THENCE, SOUTH 29 DEGREES 28 MINUTES 50 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 22 AND 23, A DISTANCE OF 140.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ADVANCE SURVEY" FOUND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CYPRESS-NORTH HOUSTON ROAD (VARYING WIDTH) FOR THE SOUTHWEST CORNER OF SAID TRACT 31 – PARCEL "B", THE NORTHEAST CORNER OF A CALLED 0.881 ACRES KNOWN AS TRACTS 23A AND 24A CONVEYED TO JESUS BALLEZA AND NORA M. BALLEZA FILED FOR RECORD UNDER H.C.C.F. NO. 20150209414, SAME BEING THE NORTHWESTERLY CORNER OF TRACT II OR TRACT 22 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION OF A CURVE TO THE RIGHT WITH THE SOUTHEASTERLY R.O.W. LINE OF SAID CYPRESS-NORTH HOUSTON ROAD, AT 153.79 FEET PASSING NORTHEAST CORNER OF TRACT 31 – PARCEL "B" COMMON WITH THE SOUTHWEST CORNER OF TRACT 31 – PARCEL "A" CONTAINING A CALLED 0.205 ACRES OR 8,949 SQ. FT. BEING THE SAVE AND EXCEPT PORTION OF LOT 21 DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD IN THE COUNTY OF HARRIS FILED FOR RECORD UNDER H.C.C.F. NO. H820022; THE NORTHEAST CORNER OF SAID TRACT II OR TRACT 22 COMMON WITH THE NORTHWEST CORNER OF SAID TRACT I OR TRACT 21 AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 308.15 HAVING A RADIUS OF 1587.02 FEET AND SUBTENDING A CENTRAL ANGLE OF 11 DEGREES 07 MINUTES 31 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 07 MINUTES 28 SECONDS EAST, 307.67 TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 0.600 ACRES OR 26,147 SQ. FT. KNOWN AS TRACT 20A CONVEYED TO ELEAZAR RUIZ FILED FOR RECORD UNDER H.C.C.F. NO. RP-2019-75784, SAME BEING THE COMMON NORTHEAST CORNER OF SAID TRACT I OR TRACT 21 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 46 MINUTES 11 SECONDS EAST, DEPARTING THE SOUTHEASTERLY R.O.W. LINE OF SAID CYPRESS-NORTH HOUSTON ROAD WITH THE EASTERLY LINE OF TRACT I OR TRACT 21 COMMON WITH THE WESTERLY LINE OF SAID TRACT 20A, A DISTANCE OF 162.48 FEET TO A NAIL SET ON POWER POLE ON THE NORTHERLY LINE OF A CALLED 0.732 ACRES KNOWN AS LOT 29 CONVEYED TO MARCO A. TOPETE AND MARIA DEL CARMEN TOPETE FILED FOR RECORD UNDER H.C.C.F. NO. RP-2023-10492 FOR THE SOUTHWEST CORNER OF SAID TRACT 20A, SAME BEING THE COMMON SOUTHEAST CORNER OF SAID TRACT I OR TRACT 21 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 34 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 29 COMMON WITH THE SOUTHERLY LINE OF SAID TRACT I OR TRACT 21, AT 150.14 FEET PASSING THE SOUTHWEST CORNER OF SAID TRACT I OR TRACT 21 AND THE SOUTHEAST CORNER OF TRACT II OR TRACT 22 AND CONTINUING AT 172.17 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 29 AND A CERTAIN TRACT OF LAND KNOWN AS TRACT 30 CONVEYED TO JOHN E. BUFFUM AND WIFE, ELIZABETH BUFFUM FILED FOR RECORD UNDER H.C.C.F. NO. E417523 AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 257.56 TO A 5/8 INCH IRON ROD SET FOR AN ANGLE CORNER OF SAID TRACT 30; THE SOUTHEAST CORNER OF AFORESAID TRACT 23A AND 24A, SAME BEING THE COMMON SOUTHWEST CORNER OF SAID TRACT II OR TRACT 22 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 84.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8093 ACRES OR 35,252 SQUARE FEET OR LAND.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	308.15'	1587.02'	11°07'31"	N71°07'28"E	307.67'

NOTES:

1. SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 3164, PAGE 545 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND IN HARRIS COUNTY CLERK'S FILE NOS. C781572, J945517, K101026, K101027 AND V548297.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. HOUSTON LIGHTING & POWER COMPANY EASEMENT AS RECORDED IN VOLUME 3104, PAGE 231, AND VOLUME 3164, PAGE 545 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (PLOTTED AS SHOWN)
4. SOUTHWESTERN BELL TELEPHONE COMPANY AND HOUSTON LIGHTING & POWER COMPANY EASEMENT AS RECORDED IN VOLUME 3240, PAGE 215 AND VOLUME 3255, PAGE 95 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND HARRIS COUNTY CLERK'S FILE NO. B665834. (PLOTTED AS SHOWN)
5. UTILITY EASEMENT AS SET FORTH IN HARRIS COUNTY CLERK'S FILE NO. C781572. (PLOTTED AS SHOWN)
6. ONE STORY METAL BUILDING LOCATED ON THE WESTERLY PORTION OF SUBJECT TRACT OVER THE FRONT 50' BUILDING LINE AND SIDE 25' BUILDING LINE AS SHOWN.
7. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

CPL JOB NO. 2342710A of INTEGRITY TITLE COMPANY LLC

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

STATE OF TEXAS
REGISTERED
GEORG R. LARDIZABAL
6051
PROFESSIONAL
LAND SURVEYOR

EXISTING CONDITION SURVEY OF

A 0.8093 ACRES OR 35,252 SQ. FT. TRACT OF LAND SITUATED IN THE JAMES MORGAN SURVEY, ABSTRACT NO. 788, HARRIS COUNTY, TEXAS.

SURVEYED FOR:	CITY CENTER CAPITAL, LLC, a limited liability company		
ADDRESS:	12319 CYPRESS NORTH HOUSTON, HOUSTON, TEXAS 77429		
TITLE COMPANY:	INTEGRITY TITLE COMPANY LLC	LENDER: N/A	
CPL JOB NO.	2342710A	CPL EFFECTIVE DATE:	NOVEMBER 8, 2023
DATE OF FIELD	11-12-2023	FIELD BY: DB	DRAWN BY: MD / CHECKED BY: GL

JOB NO.:	110223-23-01
SCALE:	1" = 30'
REVISIONS:	–
F.I.R.M. NO.	48201C
PANEL	0430M
ZONE	UNSHADED X
REVISED DATE	10/16/2013
BFE	N/A

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GGC SURVEY, PLLC
Professional Land Surveying
FIRM NO. 10146000
8114 Golden Harbor,
Missouri City, Texas 77459
Tel. No. (832)729-7256
Email: ggcsurvey@gmail.com

PREPARED BY
MD Land Development Services
3643 John Hancock Ln.
Missouri City, Texas 77459
Tel No. 832-660-1042
Email: mdlandevelopmentsvcs@gmail.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0766
Plat Name: City Center Capital LLC at Cypress North Houston
Applicant: MD LAND DEVELOPMENT SERVICES
Date Submitted: 04/19/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a single-family residential lot to have direct vehicular access to a major thoroughfare for a lot less than one (1) acre

Chapter 42 Section: 188(b)(3)

Chapter 42 Reference:

Sec. 42-188. - Lot access. This section sets forth requirements for lot access. Subsections (b)(2) and (d) through (h) apply only in the city boundary. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This property is a 0.8093-acre tract located in the James Morgan Survey known as Tract 21A and 22A of Tower Oaks, Section III, an unrecorded subdivision of that certain 88.76 acre tract described in deed dated November 26, 1955, from Fred L. Lieber, et al, to Louis D. Chachere, et al, recorded in volume 3069, page 443, Deed Records, Harris County (H.C.D.R.), Texas; said 0.8093 acre comprising of Tract I containing 0.5016 acres or 21,850 sq. ft. known as Tract 21 and Tract II containing 0.3077 acres or 13,403 sq. ft. known as Tract 22 conveyed to City Center Capital, LLC, a limited liability company filed for record under Harris County Clerk's File (H.C.C.F.) No. RP-2021-368888. The intent of the developer is to combine these Two (2) lots into One (1) Single-Family Residential property. These properties are subdivided into a single-family residential unrecorded subdivision as described in a deed recorded November 26, 1955. Portions of Lots 21 and 22 called Tract 31, Parcels A and B was dedicated as a right-of-way for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A was recorded under H.C.C.F. No. H820022 dated February 16, 1983 and with these R.O.W. dedication made Lots 21 and 22 less than the required One (1) acre.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but by the right-of-way dedication for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A was recorded under H.C.C.F. No. H820022 dated February 16, 1983 and with these R.O.W. dedication made Lots 21 and 22 less than the required One (1) acre. They want to be able to utilize the property to its fullest capacity.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Tract 31, Parcels A and B was dedicated as a right-of-way for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A. With this right-of-way dedication, the properties owned by City Center Capital, LLC are now less than One (1) acre. The proposed plat will still be preserved and maintain the intent and general purposes of this chapter by providing an asphalt paving on the front portion of Tracts 21 and 22 and will not be backing on Cypress-North Houston Road, a Major Thoroughfare and also observing the 50’ building line per deed restrictions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting this variance would likely aid in the safety of the public, as the owner, City Center Capital, LLC, has provided and developed asphalt pavement almost the whole frontage of Tracts 21 and 22 to prevent vehicles backing on Cypress-North Houston Road, a Major Thoroughfare.

(5) Economic hardship is not the sole justification of the variance.

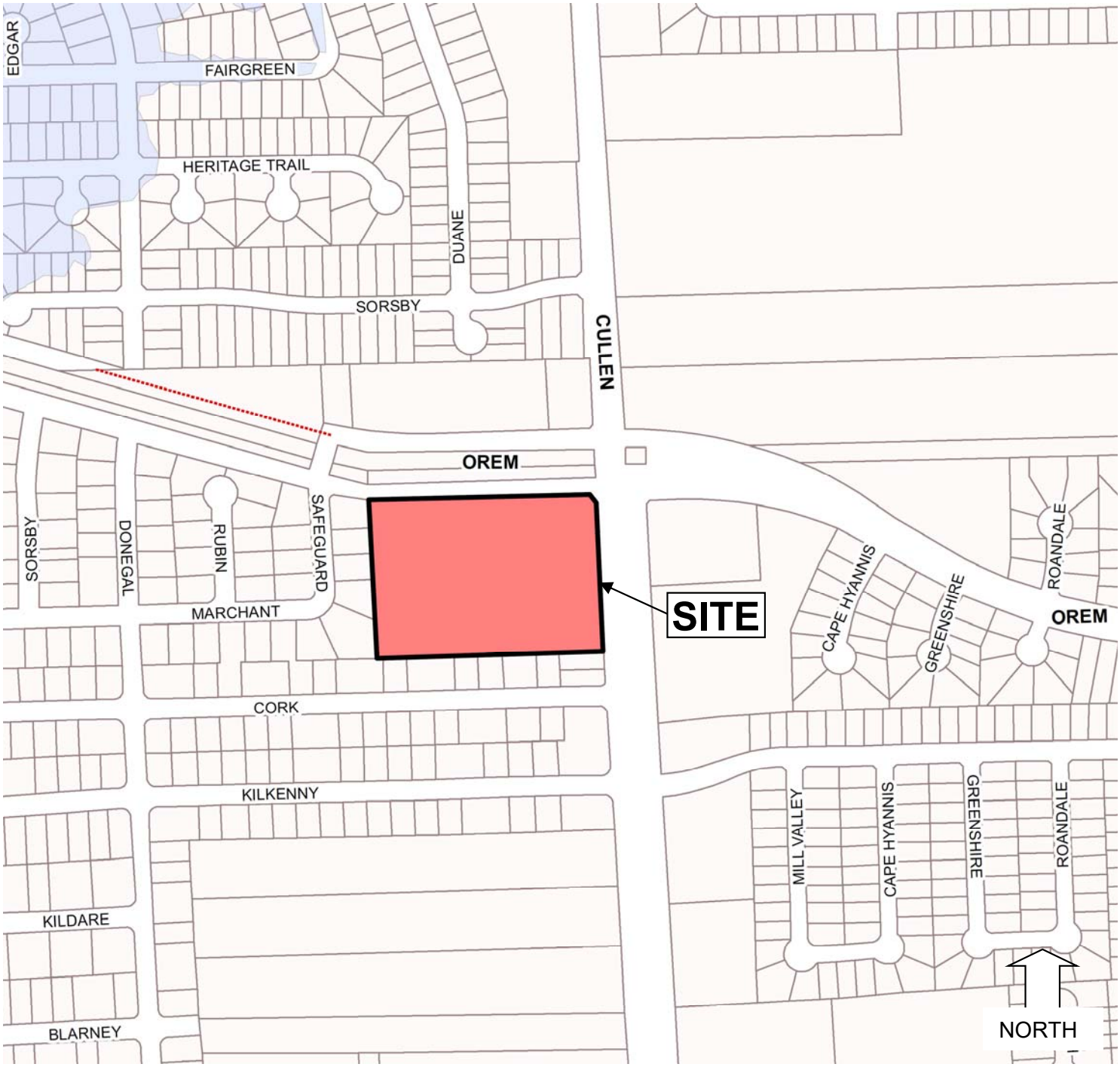
Economic hardship is not the sole justification for the variance. The owner, City Center Capital, LLC, wants to maximize the use of the land to its fullest capacity given circumstances that he did not create when he bought these properties not meeting the One (1) acre requirement fronting a Major Thoroughfare.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Cullen Acres

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

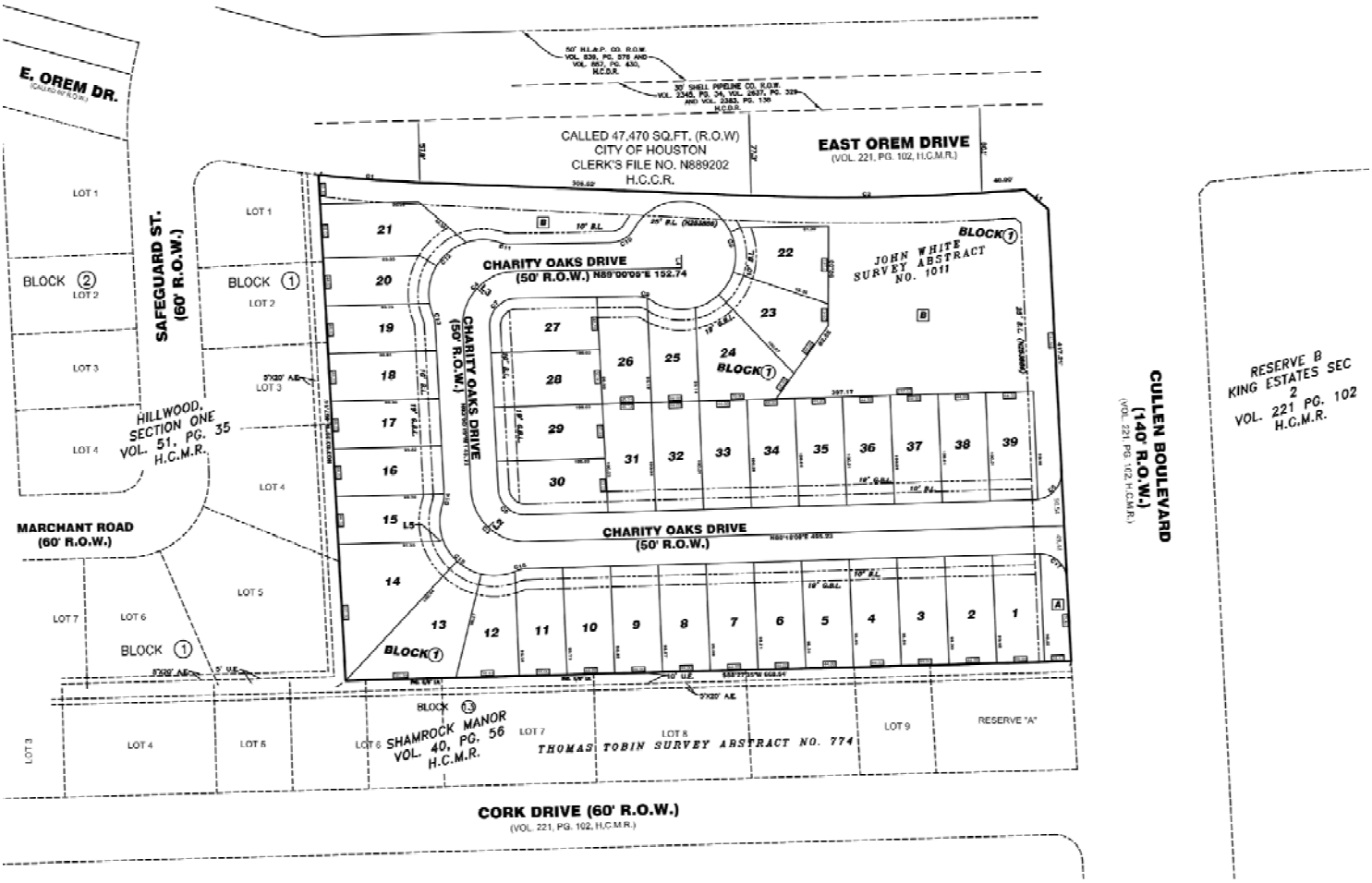
Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Cullen Acres

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances **Subdivision**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Cullen Acres

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Aerial

GRATE INLET | LIGHT STANDARD | CONCRETE | IRON FENCE | ELECTRIC BOX | CONTROLLING MONUMENT (10-31-23)
Δ DSN | WATER VALVE | COVERED | WOOD FENCE | POWER POLE
MH MANHOLE | CLEAN OUT | CALL | POWER LINE | GUY ANCHOR | CHAIN LINK FENCE
ST STORM MANHOLE | S SANITARY MANHOLE | BOLLARD | EDGE OF ASPHALT | WATER METER | FIRE HYDRANT

LEGEND

AE = AERIAL EASEMENT
BL = BUILDING LINE
FNC = FENCE
FND = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
MH = MANHOLE
OHU = OVERHEAD UTILITIES
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = BOUNDARY LINE
PP = POWER POLE
R.C.P. = REINFORCED CONCRETE PIPE
SAN MH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE
UE = UTILITY EASEMENT
WLE = WATERLINE EASEMENT

COMMON ABBREVIATIONS

CALLED 2.4063 ACRES
JULIAN GARCIA
H.C.C.F NO. RP-2016-563187

RESERVE "A"
OREM PLAZA, SEC. 1
VOL. 167, PG. 105,
H.C.M.R.

UNRESTRICTED
RESERVE "B"

OREM CENTER
VOL. 264, PG. 1
H.C.M.R.

UNRESTRICTED
RESERVE "A"

50' H.L.&P. CO. R.O.W.
VOL. 839, PG. 576 AND
VOL. 857, PG. 430,
H.C.D.R.

30' SHELL PIPELINE CO. R.O.W.
VOL. 2345, PG. 34,
VOL. 2637, PG. 329 AND
VOL. 2383, PG. 138
H.C.D.R.

EAST OREM DRIVE
(CALLED 60' R.O.W.)

E. OREM DR.
(CALLED 60' R.O.W.)

HILLWOOD, SECTION ONE
VOL. 51, PG. 35
H.C.M.R.

FND. RAILROAD SPIKE

N: 13793609.08
E: 3125408.74

P.O.B.
SET 5/8" I.R.
W/TRI-TECH CAP

N03°15'W 0.97'

FND. 1" I.P.

FNC. 2.0' OUTSIDE P.L.

FND. 1/2" I.R.
BEARS N 31°27' E 0.7'

R.O.W. LINE OREM

S87°42'39"E 305.52'

R.O.W. LINE

UNIMPROVED

CALLED 47,470 SQ.FT. (R.O.W)
CITY OF HOUSTON
CLERK'S FILE NO. N889202
H.C.C.R.

FND. 1/2" I.R.
W/CAP "RPLS 2063"
BEARS N 08°46' E 0.6'

FND. 1/2" I.R.

N86°12'01"E 40.00'

FND. 1/2" I.R.

EAST OREM DRIVE
(VOL. 8546 PG. 185 H.C.D.R.)

25' B.L. (N253886)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

BLOCK 2

BLOCK 1

BLOCK 13

SAFEGUARD ST. (60' R.O.W.)

MARCHANT ROAD (60' R.O.W.)

CORK DRIVE (60' R.O.W.)

CULLEN BOULEVARD (140' R.O.W.)
(VOL. 221, PG. 102, H.C.M.R.)

N01°15'W 467.88' M.&B.

S02°54'20"E 417.21'

S88°27'35"W 668.54'

FNC. 2.9' OUTSIDE P.L.
FND. 1" I.P.

FNC. 2.7' OUTSIDE P.L.

FNC. 3.1' OUTSIDE P.L.
FND. 1" I.P. BEARS WEST 0.5'

FNC. 3.0' OUTSIDE P.L.
FND. 5/8" I.R.

SET 5/8" I.R.
W/TRI-TECH CAP
N: 13793142.62
E: 3125433.68

SET 5/8" I.R.
W/TRI-TECH CAP
N: 13793160.58
E: 3126101.95

FND. 1/2" I.R.
W/CAP

N: 13793577.28
E: 3126080.83

5'X20' A.E.

5' U.E.

10' U.E.

SHED ON PROPERTY LINE

SHED

APPROXIMATE SURVEY LINE

6.814 ACRES
(296,838 SQ.FT.)
CALLED 6.8267 ACRES
OREM CULLEN, L.P., A TEXAS
LIMITED PARTNERSHIP
CLERK'S FILE NO. X653907
H.C.C.R.

JOHN WHITE SURVEY ABSTRACT NO. 1011

THOMAS TOBIN SURVEY ABSTRACT NO. 774

SHAMROCK MANOR
VOL. 40, PG. 56
H.C.M.R.

RESERVE "A"

RESERVE B
KING ESTATES, SECTION 2
VOL. 221 PG. 102
H.C.M.R.

SANITARY MANHOLE 1
SANITARY MANHOLE 2
SANITARY MANHOLE 3
SANITARY MANHOLE 4
STORM MANHOLE 1
STORM MANHOLE 2
STORM MANHOLE 3
STORM MANHOLE 4
STORM MANHOLE 5
STORM INLET 1
CLUSTER
DRIVEWAY APPROACH
4' SIDEWALK
T.B.M.: CUT "D" ON STORM INLET ELEV.=44.15'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	93.58'	1316.00'	S85°42'46"E	93.56'
C2	212.55'	2000.00'	N89°14'41"E	212.45'

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.85'	S49°29'28"E

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988, 2001 ADJUSTMENT

BM:
H.C.F.C.D. RM. NO. 030385
ELEV = 40.32' N.A.V.D. 1988, 2001 ADJ.)

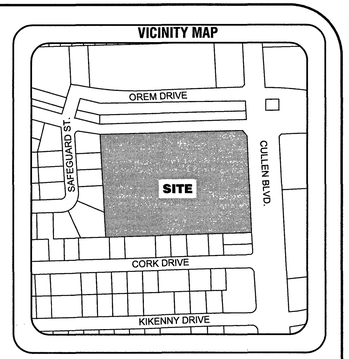
TBM:
SET CUT BOX ON NE CORNER OF CONC. STORM INLET, APPROX. 161' SOUTH FROM THE NORTHEAST CORNER OF SUBJECT TRACT ON THE WEST SIDE OF CULLEN BLVD.
ELEV= 44.15' N.A.V.D. 1988, 2001 ADJUSTMENT

STORM MANHOLES
1. RIM=43.41 FL=66"RCP 31.16 (N) =66"RCP 39.06 (W) =66"RCP 31.16 (S)
2. RIM=43.20 FL=18"RCP 39.10 (E)
3. RIM=44.01 FL=18"RCP 39.81 (E)
4. RIM=43.91 FL=18"RCP 39.71 (E)
5. RIM (NO LID)=43.75 FL=18"RCP 40.15 (W)

STORM GRATE INLET
1. TG=43.56 FL=66"RCP 31.61 (N) =18"RCP 39.71 (E) =66"RCP 31.61 (S) =18"RCP 39.71 (W)

SANITARY MANHOLES
1. RIM=43.13 FL=18"CP 34.03 (N) =8"CP 36.38 (W) =18"CP 34.03 (S)
2. RIM=43.93 FL=8"CP 38.83 (E)
3. RIM=44.17 FL=8"CP 37.37 (E)
4. RIM=44.20 FL=18"CP 34.80 (N) =8"CP 36.70 (W) =18"CP 34.80 (S)

VICINITY MAP



N.T.S.



LEGAL DESCRIPTION:

A 6.814 ACRE (296,837 SQ.FT.) TRACT OF LAND OUT OF THE JOHN WHITE SURVEY ABSTRACT NO. 1011, BEING THAT SAME CALLED 6.8267 ACRE TRACT OF LAND CONVEYED TO OREM CULLEN, L.P., A TEXAS LIMITED PARTNERSHIP IN HARRIS COUNTY CLERK'S FILE NO. X553907. SEE SEPARATE LEGAL DESCRIPTION.

NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER VOLUME 631, PAGE 507, VOLUME 857, PAGE 430, VOLUME 2345, PAGE 34, VOLUME 2637, PAGE 329, H.C.D.R., AND H.C.C.F. NO. N253886 AND N556388, H.C.O.P.R.

4.ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.

5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.

6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.

7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

9. A REQUEST TO 811 HAS BEEN ORDERED TO LOCATE BURIED UTILITIES PER TICKET NUMBER 2379857614. ANY AND ALL MARKINGS FOUND ON THE PROPERTY AT THE TIME OF SURVEY ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

11. BEARINGS SHOWN HEREON ARE BASED OFF NORTH AMERICAN DATUM 1983 TEXAS STATE PLANE COORDINATE SYSTEM ZONE SOUTH CENTRAL (4204). COORDINATES AND DISTANCES SHOWN HEREON ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999878.

TREE SURVEY KEY:
H HARDWOOD
S SOFTWOOD

FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 0850M
REVISED DATE: 01-02-2019 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2023, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
DANIEL S. SULLIVAN
5828
PROFESSIONAL
LAND SURVEYOR
12-11-23

SURVEYOR REGISTRATION

SHEET 1 OF 1

BOUNDARY SURVEY & CATEGORY 6 TOPOGRAPHIC SURVEY

DRAWING INFORMATION
JOB NO. – 1A0723
CALCULATIONS BY – J.LEBLANC
DRAWN BY – J.LEBLANC
REVIEWED BY – D.SULLIVAN
BEARING DATUM – NAD83 (4204) TEXAS SOUTH CENTRAL ZONE
TABLE – 2D DATA
PEN TABLE – CTB 3.0
COGO VER. – REVISED 04-2019

PROPERTY INFORMATION
LOT – SEE LEGAL DESCRIPTION
BLOCK – N/A
SURVEY – SEE LEGAL DESCRIPTION
RESTRICTIONS – SCHEDULE B PER X553907
BORROWER – HOUSTON HABITAT FOR HUMANITY, INC
TITLE COMPANY – TEXAS NATIONAL TITLE, LLC
GF NO. – 2328CCAW
EFFECTIVE DATE – OCTOBER 13, 2023
SURVEYED FOR – JOVANA MARRAS

NO.	DATE	REASON	BY
1	12-06-23	BOUNDARY	CDB

REVISIONS

12602 CULLEN BOULEVARD
HOUSTON, HARRIS COUNTY, TEXAS 77047

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com
TBPLS #10115900

Dec 11,2023-11:08am\A:\1A0723\MISC (DWG\#4273-2D\TxDOT\BOUNDARY.dwg

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0934
Plat Name: Cullen Acres
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 05/06/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Sec. 42-127(b) requires intersections along a major thoroughfare shall be placed a minimum of 600 feet apart. This subdivision proposes an intersection to enter the subdivision approximately 175 feet from the nearest intersection at Cork Drive.

Chapter 42 Section: 42-127(b)

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

By not allowing an intersection along Cullen Boulevard within 600 feet from the nearest intersection the property would not have enough space to create an entryway. Without being able to provide ROW access an undo hardship would be created that would deprive the applicant of being able to develop the property.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This subdivision does not have enough space to create an intersection at least 600 feet from Cork Drive. The applicant has not created or imposed the hardship, rather it is due to the unique characteristics of the property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision would create a single intersection into the development with adequate space between the nearest intersection along a major thoroughfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Similar intersection spacing is used nearby to the South along Cullen Blvd. at Cork and Kilkenny Drive. The additional intersection would not be injurious to public health, safety or welfare and a

right hand turn lane could be installed if required.

(5) Economic hardship is not the sole justification of the variance.

The character of this subdivision will be one in which the community is enhanced by the affordable housing options provided.

CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 22, 2024

NOTICE OF VARIANCE

PROJECT NAME: Cullen Acres
REFERENCE NUMBER: 2024-0934

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest corner of E Orem Drive and Cullen Boulevard. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an intersection along Cullen Boulevard to be located less than 600 feet from Cork Drive. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer •
Sallie Alcorn Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

For additional information regarding this project, please call Tom Duecker with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP at 713-667-0800. You may also contact James Tichy with the Planning and Development Department regarding this notice via email at james.tichy@houstontx.gov or call 832-393-6549. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

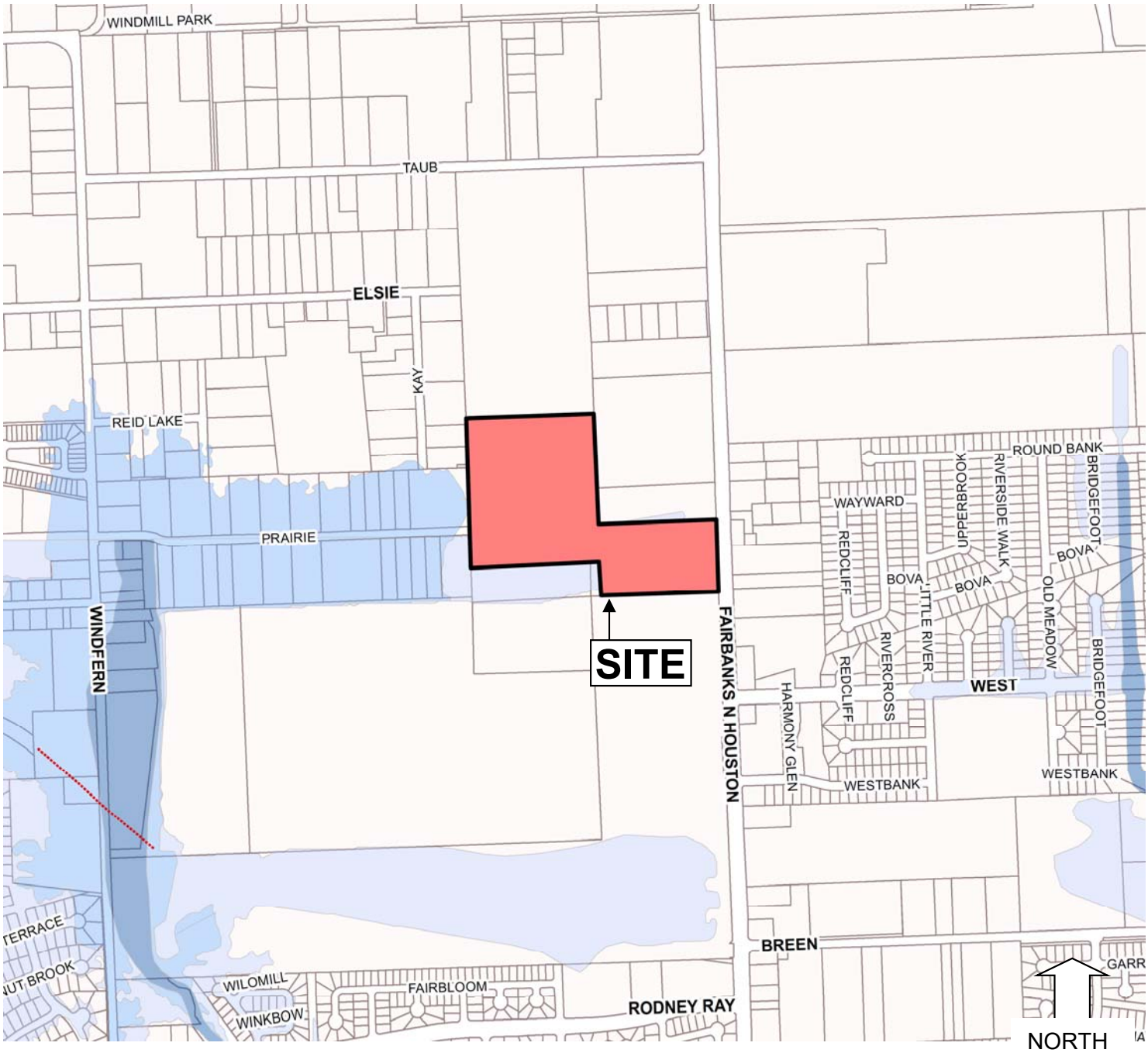
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Fairbanks Park (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

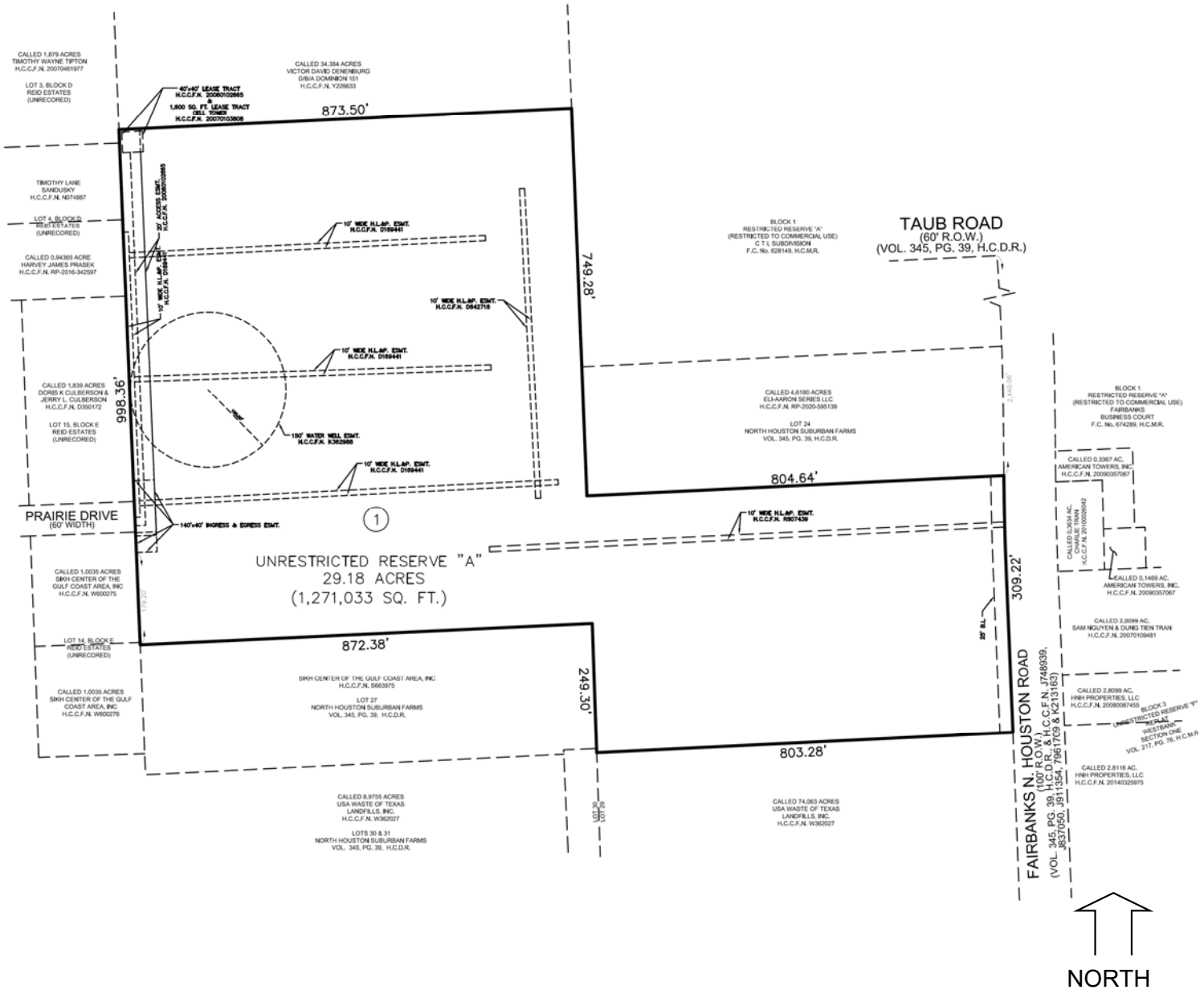
Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Fairbanks Park (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

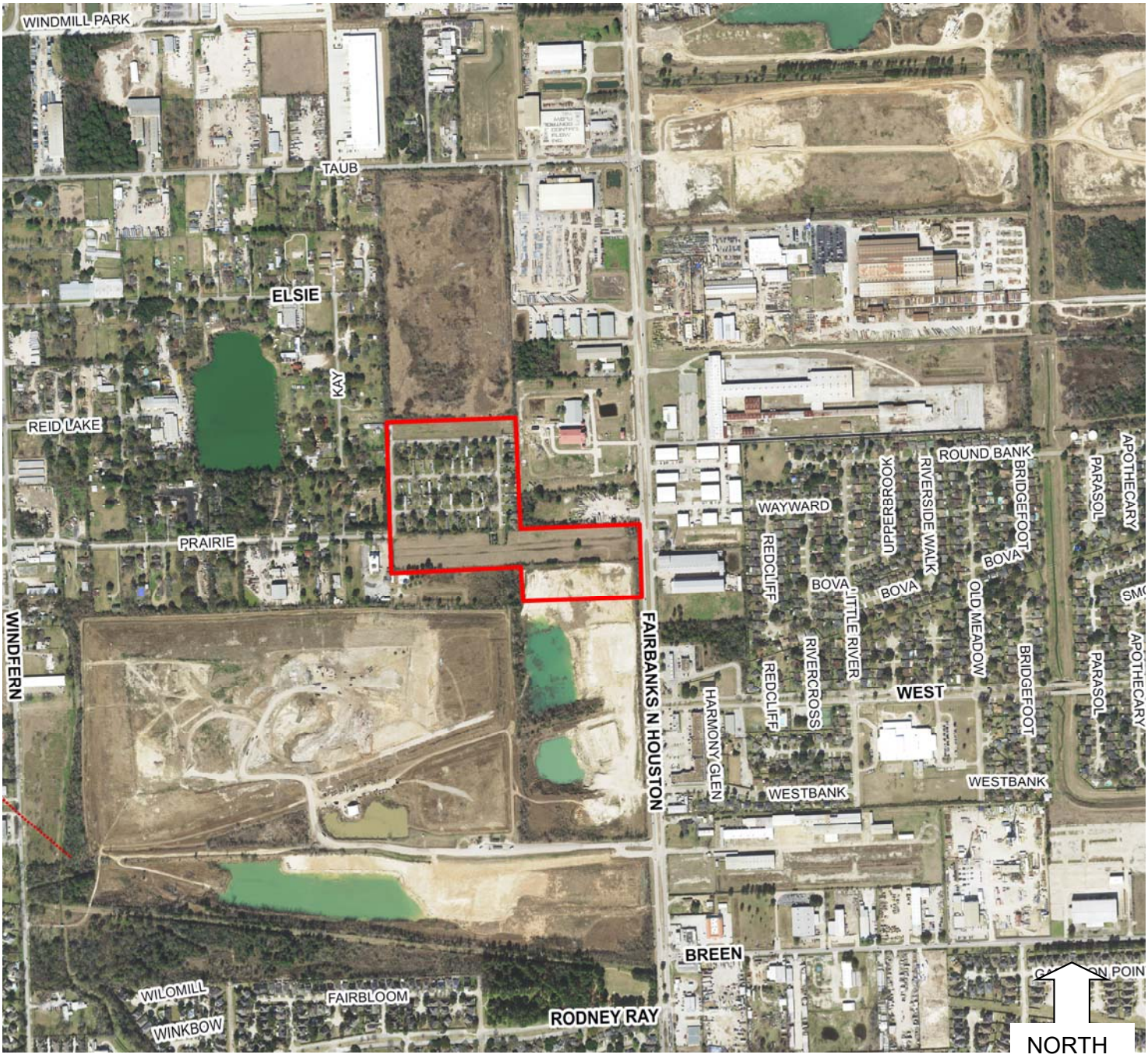
Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Fairbanks Park (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1021
Plat Name: Fairbanks Park
Applicant: Weisser Engineering Company
Date Submitted: 05/20/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To not extend stub local street "Prairie Drive" through the subject site and exceed intersection spacing.

Chapter 42 Section: 127 & 134

Chapter 42 Reference:

42-127.a – A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-134(a)A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A – see below (1b)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This variance request seeks relief from the intersection spacing requirement, based on the following points: 1. Future Elsie Rd Extension: The extension of Elsie Rd, a minor collector, is planned to intersect with Fairbanks N Houston, reducing the distance between intersections, thus satisfying the ordinance's requirements. This extension is reflected in the City's current Major Thoroughfare and Freeway Plan (MTFP) – see Exhibit A "Future Intersection Spacing". In contrast, Prairie Drive is not designated as a collector or major thoroughfare and would not improve traffic network connectivity, reducing the precedent for its extension. 2. Safety Concerns: The extension of Prairie Drive would create significant safety concerns and undue hardship for the residents of Reid Estates. Heavy truck traffic would increase through the neighborhood, posing risks to residents and children, while providing little value to the traffic network in the area. This variance request aims to maintain a buffer between the residential neighborhood and the business park, preserving the community's welfare and aligning with the chapter's goals. See Exhibit B "Resident Letters" for letters from residents along Prairie Drive who support this variance request and oppose the extension to Fairbanks. 3. Prairie Drive Infrastructure & Maintenance: Prairie Drive features a 22-foot cross-section, consisting of two 11-foot travel lanes, which are not suitable for heavy vehicles. If Prairie Drive is extended to connect with Fairbanks N Houston, it will become a shortcut for heavy vehicles from industrial sites, increasing traffic in the neighborhood. The increase in heavy traffic would accelerate wear and tear on the road, leading to increased maintenance and repair needs. Prairie Drive dead-ends into Windfern Road, and the tight turn at the intersection, with deep drop-off

ditches on both sides, could cause 18-wheelers to block oncoming traffic or even fall into the ditches, creating further congestion and safety hazards – see Exhibit C “Truck Turn Analysis”. 4. Change of Property Use: The extension of Prairie Drive into the Property is neither viable nor beneficial to the area, as the use of the property is transitioning from residential to commercial/industrial. This change of use aligns with the development goals for the site and provides a better fit for the surrounding area. According to Ordinance Sec 42-134, a street extension into an adjacent property is not required if residential development is not being extended, which applies to this case. 5. Impractical Development: Requiring the Prairie Drive extension would lead to impractical development due to the unusual physical characteristics of the site. The poor soil conditions on the southeastern corner prevent shifting an industrial building further south, making it necessary to position the building in its current location. The extension of Prairie Drive would greatly reduce the size of one building and run directly through the other building, eliminating its viability, and making the entire development financially impractical. See Exhibit D “Site Plan with Prairie Drive”, which shows the area of poor soil and how extension of Prairie Drive would impact both buildings. 6. Sound Public Policy: Granting this variance would allow the development of new industrial buildings, adding taxable value to the City and County. Additionally, it would require MUD utility extensions, providing water and sanitary services to the property, thereby creating additional utility infrastructure. This infrastructure could also benefit neighboring properties, supporting sound public policy by fostering economic development and infrastructure improvements. See Exhibit D “Site Plan w/ Prairie Drive” The 60-foot-wide right of way for extending Prairie Drive would reduce the size of both industrial buildings, rendering it non-viable for any tenant. The northern building cannot be moved further north due to property boundaries. The southern building cannot be moved further south because the southeastern portion of the property was previously a sand pit and geotechnical data indicates poor soil quality to depths of at least 50 feet, making it unsuitable for a building foundation. If the southern building is further reduced in size, it would eliminate development on the southeastern corner entirely, reducing the overall building square footage from 547,250 SF to 312,075 SF. This significant reduction makes the project financially impractical. Also, the decrease in square footage diminishes the property's taxable value to the City and County, thereby reducing potential tax revenue. This outcome also makes it less likely for a MUD to annex the property and extend water and sanitary service, potentially preventing the site's development altogether. Utility extensions from a MUD would not only benefit our property but also create utility infrastructure that could support neighboring properties. This outcome is contrary to public policy, as it hinders economic development and infrastructure improvements. This variance is thus necessary to avoid an impractical development and to maintain sound public policy, ensuring both the site's viability and potential benefits to the surrounding area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances necessitating this variance request stem from the practical development of this specific property and the desire to support the surrounding area in alignment with sound public policy. While extending Prairie Drive to connect with Fairbanks N Houston would result in increased 18-wheeler truck traffic through the Reid Estates neighborhood, this hardship is not solely created by our development. Several other industrial businesses along Fairbanks N Houston would contribute to this traffic, including Boyer Equipment, Big Boy Haulers, KNJ Manufacturing, Landstar Transportation Logistics, ROMCO Parts, Contractors Metal Works, Bee-Line Delivery Service, and McDermott, all within 0.5 mile of the Prairie/Fairbanks intersection point – see Exhibit E “Fairbanks Industrial Route Map”. This variance request aims to balance the development of our property with mitigating the impacts of truck traffic on the Reid Estates community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The City's latest MTFP Map (2023) includes a planned extension of Elsie Rd, a minor collector, which will intersect Fairbanks N Houston just 855 feet north of our site. This extension will reduce the spacing between intersections on Fairbanks N Houston to satisfy the 2,600-foot requirement and maintain the chapter’s intent and general purposes – see Exhibit A “Future Intersection Spacing”. The extension of Elsie Rd should be prioritized over Prairie Drive for several reasons. First, Elsie Rd has future plans to connect Fairbanks N Houston directly to Beltway 8, enhancing connectivity and offering a significant contribution to the road network – see Exhibit F “Major Thoroughfare & Freeway Plan”. In contrast, extending Prairie Drive would lead to a dead-end at Windfern, providing little value to the network. Therefore, the extension of Elsie Rd serves the broader goals of this chapter by promoting efficient road infrastructure, reducing traffic congestion, and supporting connectivity throughout the City's transportation network. Granting this variance also maintains the intent and general purposes of Sec. 42-134 Street Extension in the following ways: 1. Our project will be adding a 120-foot hammerhead turnaround at the end of Prairie Drive for the benefit of residents – see Exhibit G “Site Plan” 2. Prairie Drive is designated as a local street and is not classified as a collector or major thoroughfare on the City of Houston Major

Thoroughfare and Freeway Plan (MTFP) – see Exhibit F “Major Thoroughfare & Freeway Plan 3. Our project does not extend residential development.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting this variance will not only prevent harm to public health, safety, and welfare, but will also actively protect the residents of the Reid Estates neighborhood. The variance request seeks to avoid subjecting the homeowners along Prairie Drive to increased 18-wheeler truck traffic from Fairbanks N Houston, which would create a significant safety concern for the residents. If Prairie Drive is extended as proposed, it would provide an optional route for heavy traffic to pass directly through the neighborhood. The residents of Reid Estates would understandably be outraged by such truck traffic, which poses dangers to both residents and their property. The presence of these large trucks within residential streets could lead to harmful, potentially life-threatening incidents, diminishing the safety and welfare of the community. See Exhibit B “Resident Letters” for letters from residents along Prairie Drive who support the granting of this variance. Granting this variance provides a significant buffer between the residential homeowners and the business park, preserving the privacy, peacefulness, and safety standards of the neighborhood. This aligns with the goals of both the City and County, ensuring that residents' welfare is protected while balancing development needs. This buffer would also meet the ordinance requirements in Sec 42-134.b.2, which states, "Construct a wood, concrete, or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street."

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance request. The primary motivations are to avoid impractical development and to prevent major safety concerns for neighboring residents, as detailed above.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: LeNguyen Estates

Applicant: Texas Land Maps



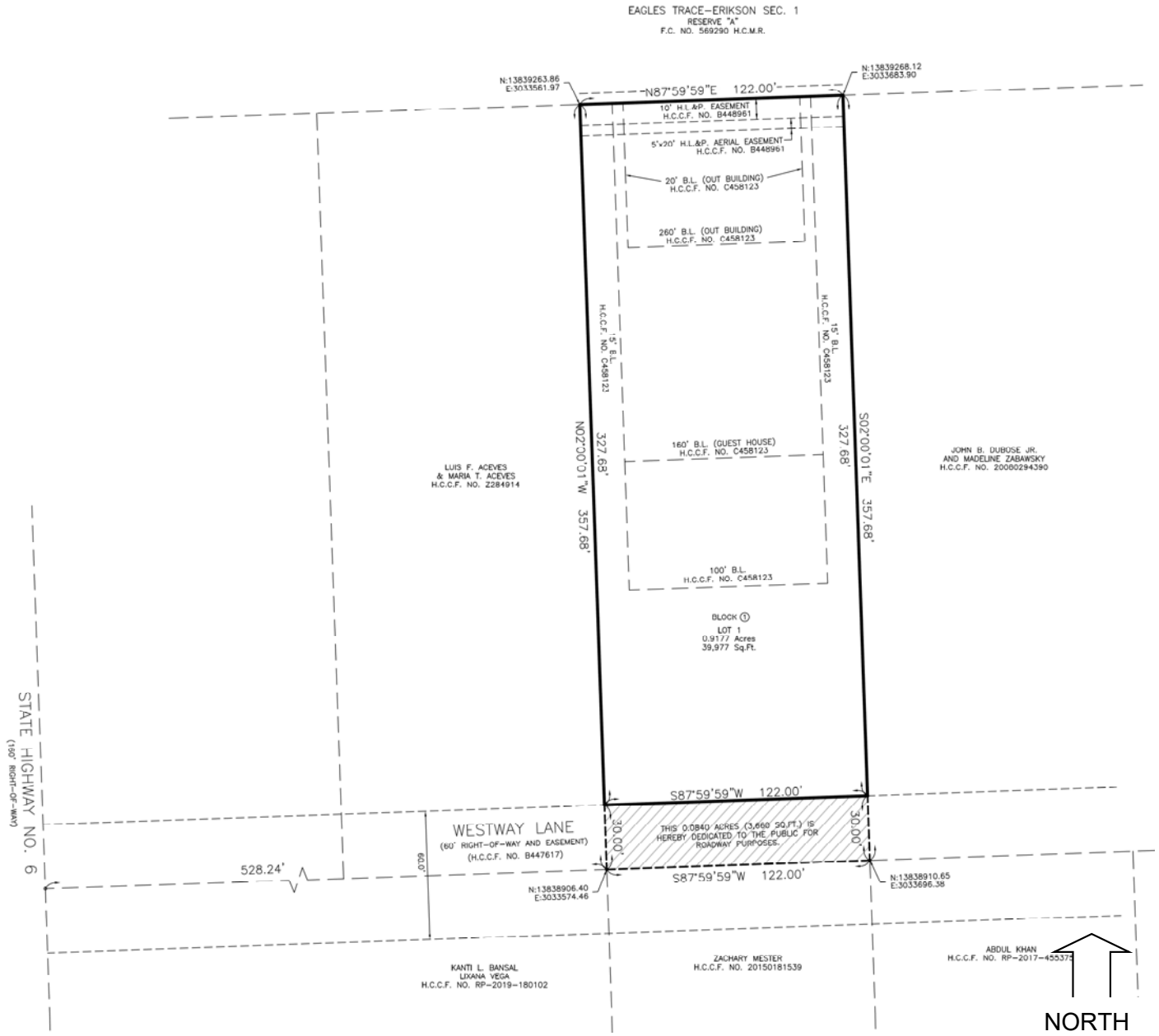
D – Variances **Site Location**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: LeNguyen Estates

Applicant: Texas Land Maps



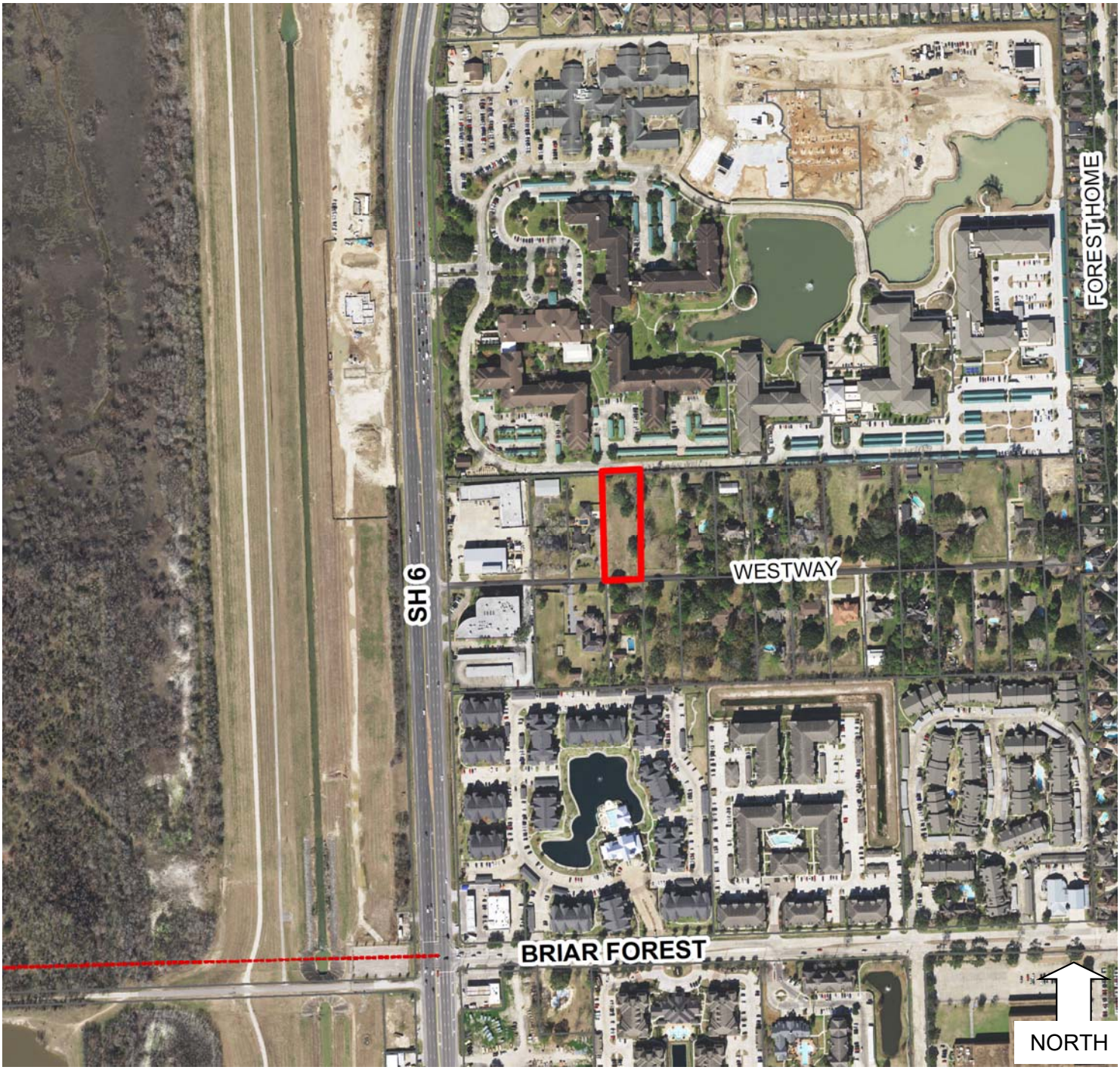
D – Variances Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: LeNguyen Estates

Applicant: Texas Land Maps



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0898
Plat Name: LeNguyen Estates
Applicant: Texas Land Maps
Date Submitted: 05/06/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To be able to take vehicular access from a 60' Access Easement, instead of a Public Street or Shared Driveway, as required by the ordinances' of the City of Houston. While the frontage requirement and width of ROW requirement is being met, the type of ROW access is not specified as appropriate access to a Single Family Lot by Chapter 42.

Chapter 42 Section: 42-188 (a)

Chapter 42 Reference:

(a)Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Because the Class 2 proposed plat (subject tract) doesn't have Public ROW access the strict application of Ch. 42-188 (a) would make this project infeasible. The applicant has proposed the dedication of the 30' of ROW owned by the land owner into a public street. Since the other land owners are not currently dedicating their portions of the AE into Public ROW, the remaining Access Easement is the only accessible way to reach the lots being created in the proposed plat.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing Access Easement has been the only means of vehicular access to the subject tract since at the lot was purchased and at least as far back as 2005. There is no other reasonable means of vehicular access or land to dedicate to ROW. Additionally, there is not a Shared Driveway called in the area. These are the circumstances requiring the necessity of a variance and they are in no way created or imposed by the applicant or land owner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Because the existing 60' AE has provided vehicular access to this and other nearby lots for at least the last couple decades, the existing AE serves the exact same function as a public owned ROW.

Thus the general purposes and preservation of chapter 42-188 will be upheld by supporting the variance request.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Because of the similarities between the existing AE and the public street required by the chapter, granting this variance will in no way be injurious to public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

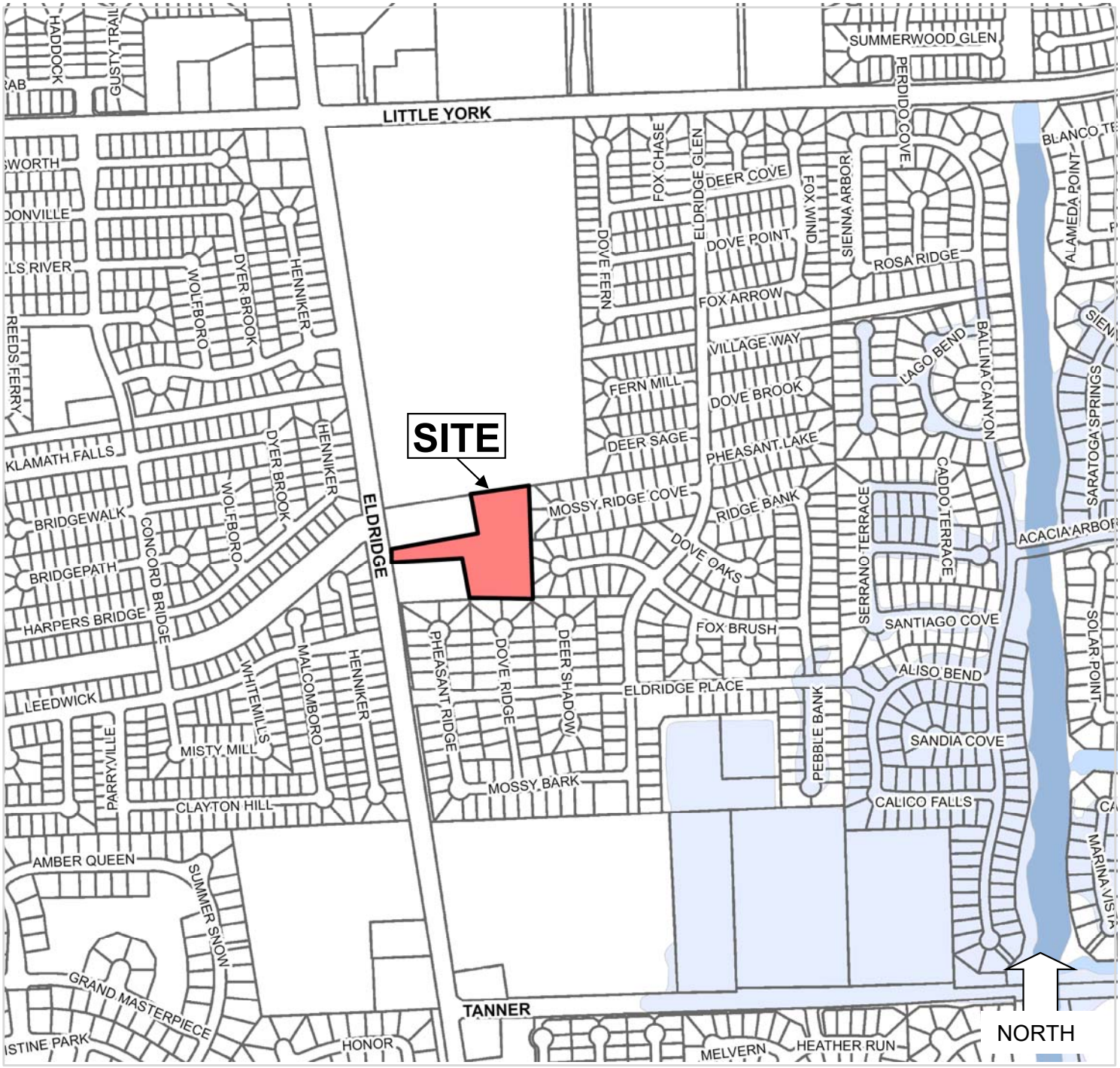
Economic hardship has no role in the justification of this variance request. The land owner is happy to dedicate the portion of ROW he owns to the public, but staff is unable to take the dedication without the participation of his neighbors.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Mantra Business Park

Applicant: Ayatt LLC



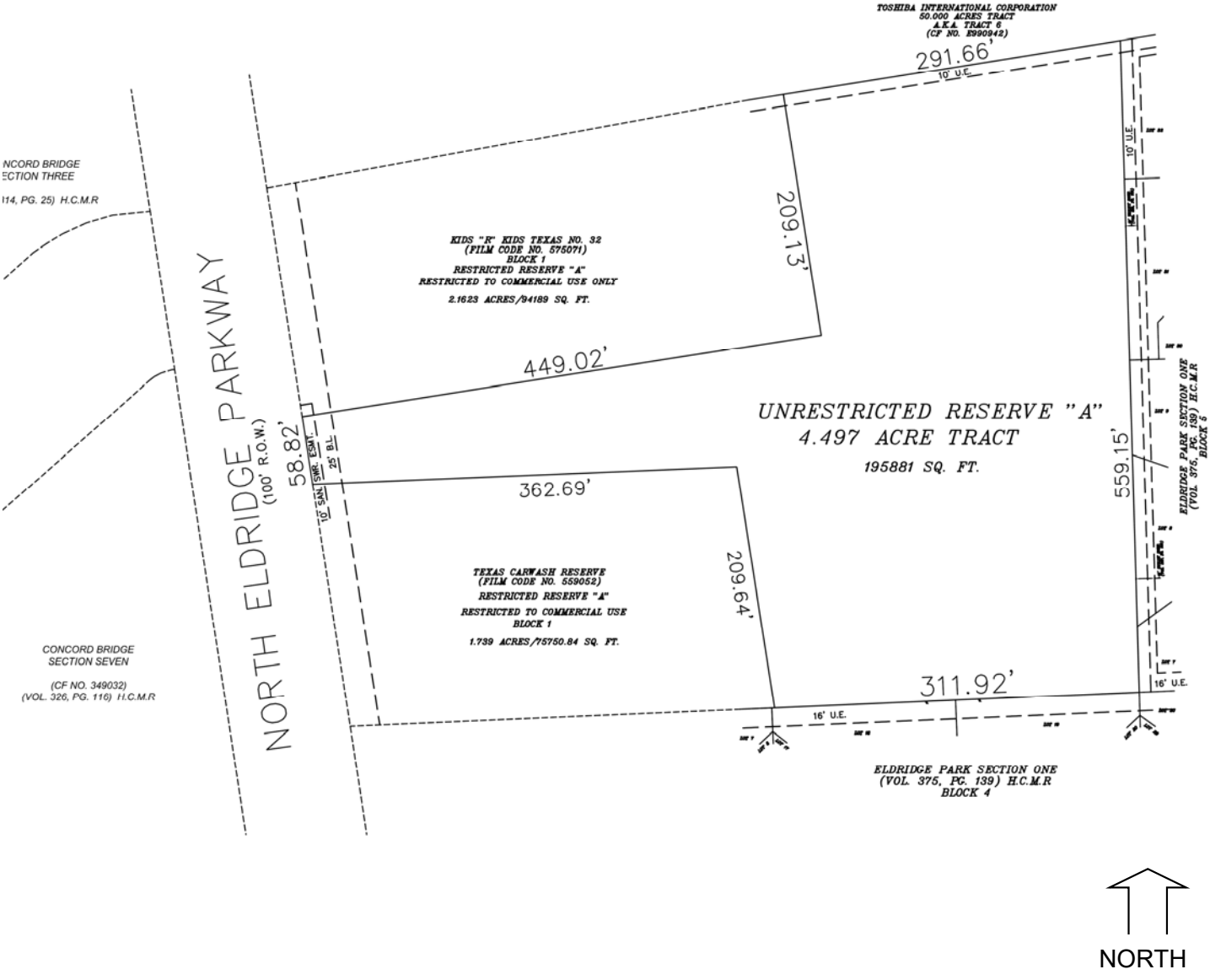
D – Variances **Site Location**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Mantra Business Park

Applicant: Ayatt LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Mantra Business Park

Applicant: Ayatt LLC



D – Variances

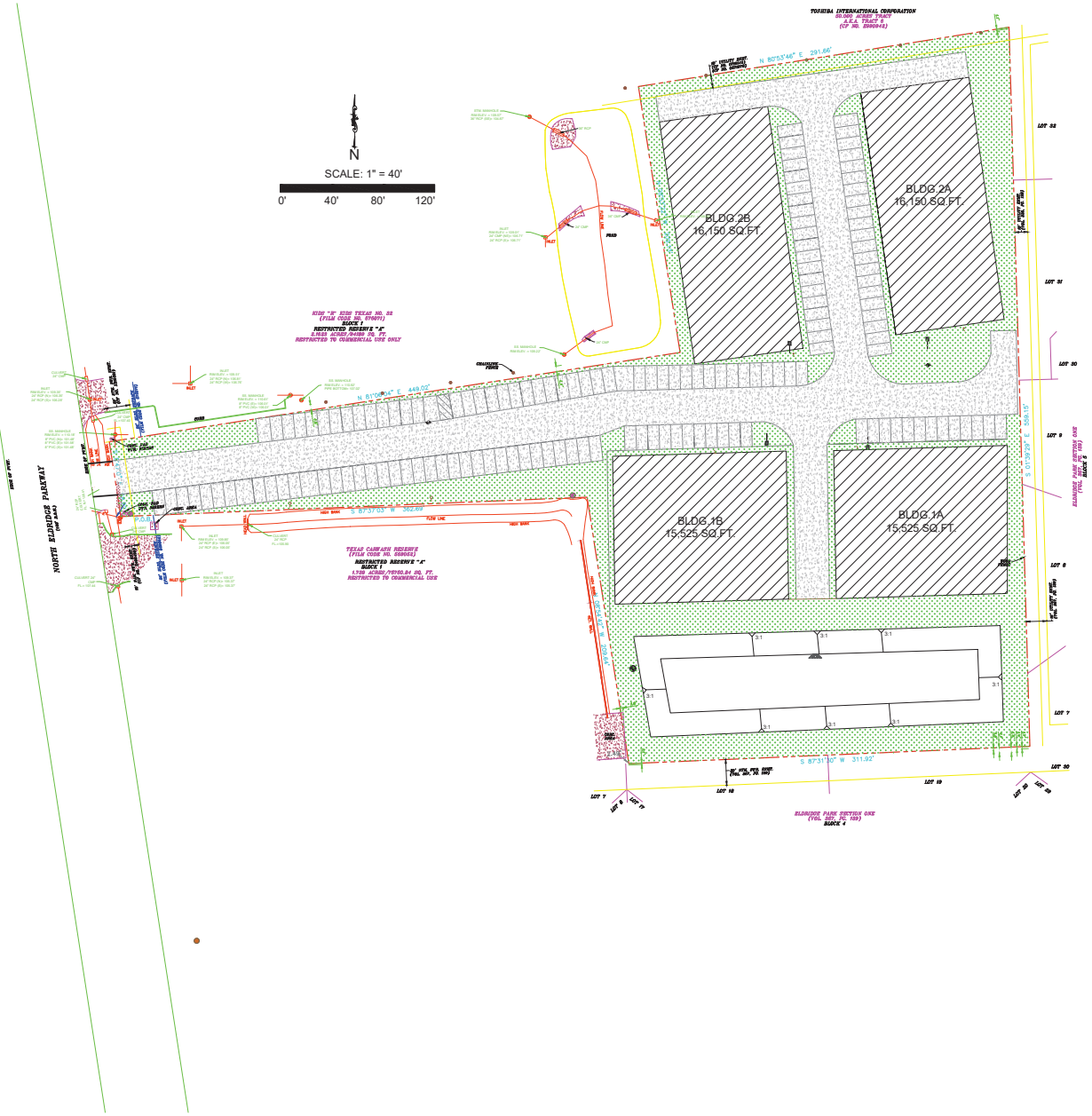
Aerial

LEGEND

- PROPERTY LINE
- WATER SERVICE
- FIRE HYDRANT
- WASTE WATER SERVICE
- EXISTING SAN SWR MANHOLE
- PROPOSED SAN SWR MANHOLE
- CLEAN OUT
- CONCRETE PAVEMENT
- BUILDING
- LANDSCAPE

SITE CALCULATIONS

	AREA	PERCENTAGE
PARKING	26432 SQ.FT (0.61 AC)	13.5%
STREET	35140 SQ.FT (0.81 AC)	18%
BUILDING	63227 SQ.FT (1.45 AC)	32.2%
LANDSCAPE	49652 SQ.FT (1.14 AC)	25.3%
DETENTION POND	21430 SQ.FT (0.49 AC)	11%
TOTAL	195881 SQ.FT (4.50 AC)	100%



DESIGN LABS



No.	Description	Date

Project Name:
EldridgePkwy-Houston

Project Address:
6016 N Eldridge PKWY Houston, TX 77041

STATE OF TEXAS
BENEDICT N. IKANYA
143717
LICENSED
PROFESSIONAL ENGINEER
03-06-2024

Client Name:
Mantra Properties INC

General Comment:

Project Number:

Date:

C17
SITE PLAN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1098
Plat Name: Mantra Business Park
Applicant: Ayatt LLC
Date Submitted: 06/03/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Chapter 42-190 requires frontage of 60' for unrestricted reserve. Existing frontage is 58.8'
Chapter 42 Section: 190

Chapter 42 Reference:
Chapter 42-190 requires unrestricted reserve to have 60' frontage minimum whereas existing frontage is 58.8'

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
If the 60' frontage variance wont be granted the owner would not be able to get permits to built on his land.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
If strict application of the rule, the plat wont be granted and the permit wont be granted as well.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship is created by the refusal of the replat that was requested by Harris county engineering department. If the replat was approved the owner will not file for variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;
All other requirements in the chapter will be preserved, the general purpose of the chapter will be preserved. The only variance requested is with regard to the frontage being 1.2' shy of 60' frontage requirement.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granted of the variance should in no way cause injurious to the public health or the safety. The commercial driveway of 35 ft will be designed according to Harris County standards.

(5) Economic hardship is not the sole justification of the variance.

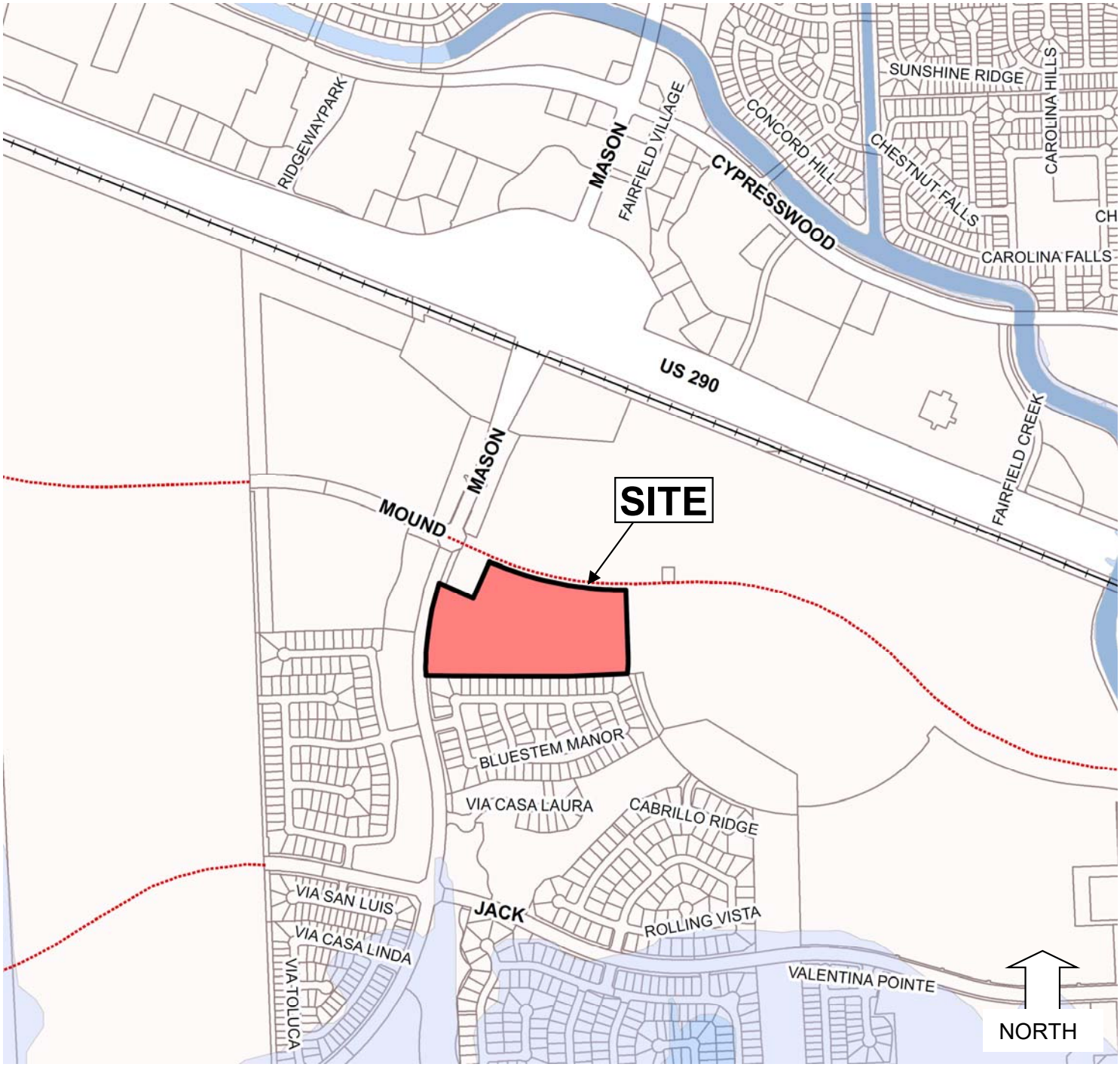
Economic hardship is not the sole justification of the variance. The whole property will be useless and permits wont be granted by the county engineering department.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Dunham Point Sec 19 (DEF 1)

Applicant: BGE, Inc.



D – Variances

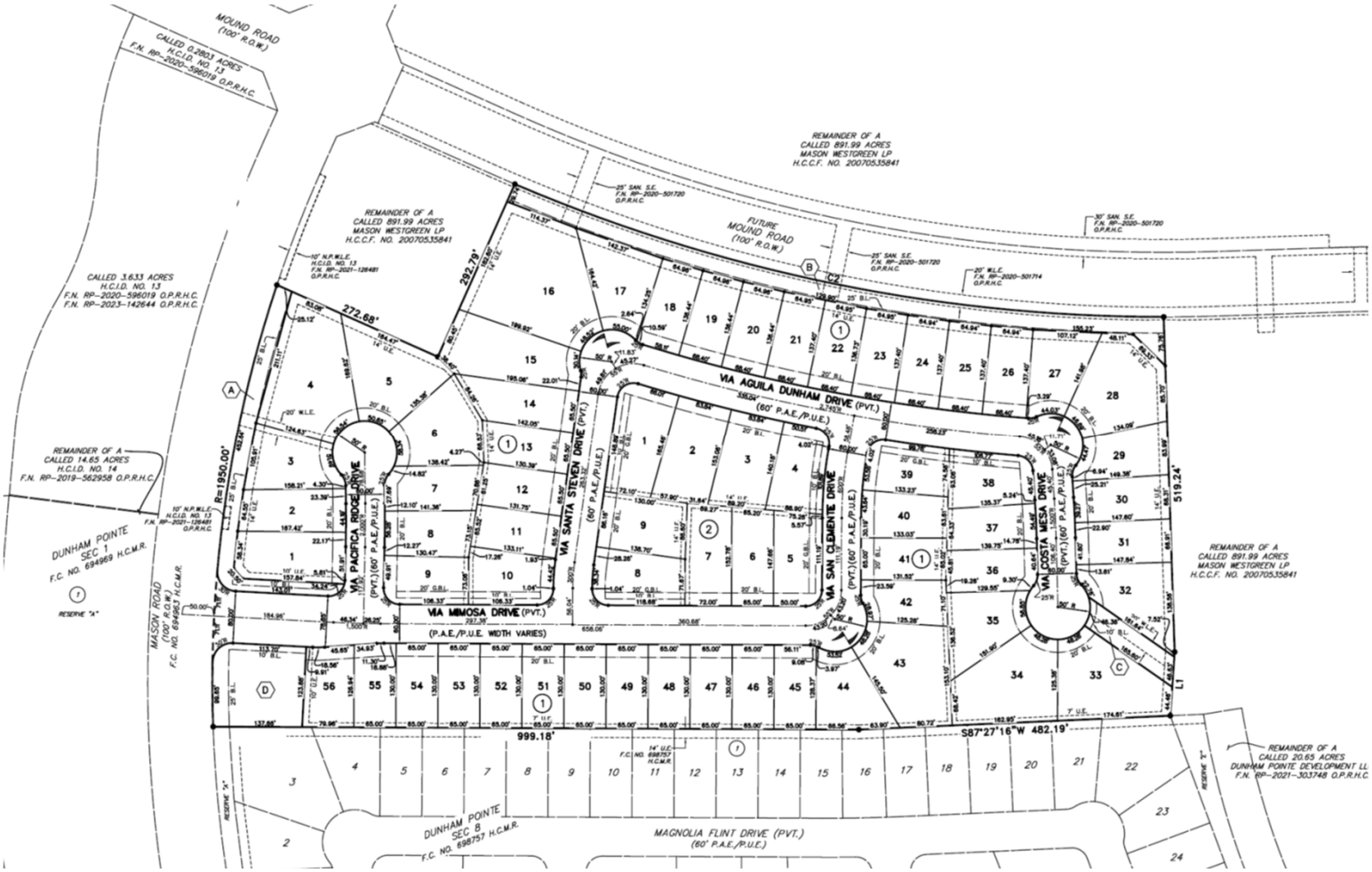
Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Dunham Point Sec 19 (DEF 1)

Applicant: BGE, Inc.



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.3604 AC./ 15,699 S.F.	LANDSCAPE / OPEN SPACE
B	0.6870 AC./ 29,924 S.F.	LANDSCAPE / OPEN SPACE
C	0.1466 AC./ 6,386 S.F.	LANDSCAPE / OPEN SPACE
D	0.4096 AC./ 17,840 S.F.	LANDSCAPE / OPEN SPACE / RECREATION

NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Dunham Point Sec 19 (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0966
Plat Name: Dunham Pointe Sec 19
Applicant: BGE, Inc.
Date Submitted: 05/17/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an intersection spacing of approximately 479 feet along a major thoroughfare in lieu of the required 600 feet.

Chapter 42 Section: Sec. 42-127. - Intersections of major thoroughfare

Chapter 42 Reference:

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Dunham Pointe is a ±1,329-acre master planned community in Harris County located south of U.S. Highway 290, north of Bridgeland Lake Parkway, and east of State Highway 99 (the Grand Parkway). The project is bifurcated by the Fairfield Channel, which allows for drainage from the properties north of Highway 290 to be conveyed into Cypress Creek. Additionally, there are four designated major thoroughfares that provide access and circulation within the tract: Mason Road, Mound Road, Jack Road, and Mueschke Road. The tract is separated from Highway 290 by a 100-foot Union Pacific Railroad right-of-way. A portion of the site is bounded to the south by Cypress Creek, as well as a Harris County Municipal Utility District Number 358 drainage and detention facility. In addition to major thoroughfares, the proposed development includes a network of local streets designed to provide vehicular circulation to all portions of the proposed master planned community. The proposed development is designed to support the major thoroughfares and allow for both vehicular and pedestrian circulation throughout the community. The majority of Jack Road has been constructed within the development, as well as the majority of Mason Road and around half of the total length of Mueschke Road. The proposed development provides a local street system that connects to the existing and proposed thoroughfares within the subject site. The local street system runs north-south through the central portion of the proposed community. In particular, the existing local streets in Section 1 and Section 8 and the proposed local streets in Section 19 provide adequate vehicular connectivity between Jack Road and Mound Road along Mason Road. The barriers created by the 100-foot Union Pacific right-of-way and U.S. Highway 290 along the northern general plan boundary determined the location of the existing and proposed alignments of Mason Road and Mueschke Road. This configuration of thoroughfares and local streets create a physical condition where typical street layouts are infeasible. The existing Section 1 and Section 8 local street connections as well as the alignment of Mound Road create a circumstance where meeting minimum intersection spacing with an additional local street connection for Section 19 accessibility is infeasible. However, the overall circulation of the area will be upheld by the existing and proposed thoroughfares and local street systems within the project and surrounding area. The

additional local street connection Section 19 will provide to Mason Road will contribute to the overall vehicular connectivity within the proposed development.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will achieve a result contemplated by Chapter 42 by supporting sufficient vehicular circulation through the planned and constructed major thoroughfares, as well as local street connections.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 20.3% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation is upheld by the existing and planned major thoroughfares and local street connections in the surrounding area, thereby preserving and maintaining the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Highland Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



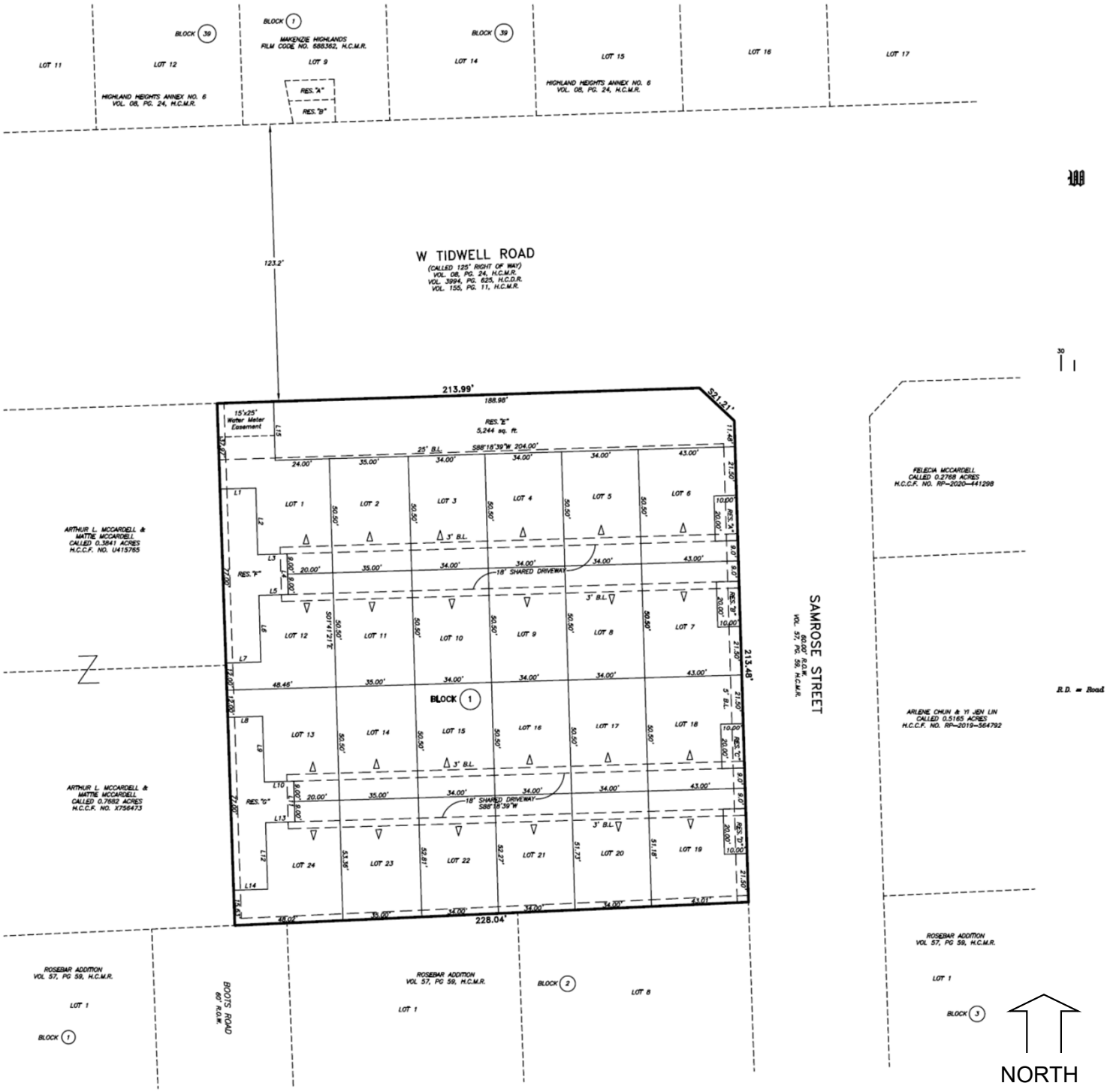
F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Highland Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Highland Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



F - Reconsideration of Requirements Aerial

TBPLS Firm Registration No. 10127400

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GRAPHIC SCALE
0 30 45 60
(IN FEET)
1 inch = 30 ft.



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.

STATE OF TEXAS
REGISTERED
DAVID L. BOWDEN
4864
PROFESSIONAL
LAND SURVEYOR

David L. Bowden TX. R.P.L.S. No. 4864

LINE TYPE
WOOD FENCE
IRON FENCE

SYMBOLS
BB–INLET
WATER VALVE
FIRE HYDRANT
MANHOLE
LIGHT POLE

ABBREVIATIONS
CBL=CONTROLLING BEARING LINE
CM=CONTROLLING MONUMENT
I.R.=IRON ROD
I.P.=IRON PIPE
H.C.C.F.=HARRIS COUNTY CLERK FILE
H.C.M.R.=HARRIS COUNTY MAP RECORDS
H.C.D.R.=HARRIS COUNTY DEED RECORDS
CIR=CAPPED IRON ROD
CONC=CONCRETE
DW=DRIVEWAY
ROW=RIGHT OF WAY
SW=SIDEWALK

BOUNDARY SURVEY

Survey
OF TWO TRACTS OF LAND OUT OF THE S. W. ALLEN SURVEY, A-94, HARRIS COUNTY, TEXAS MORE SPECIFICALLY DESCRIBED AS BEING 1.2042 ACRES OF LAND KNOWN AS PART OF LOT 15 AND ALL OF LOT 16 OUT OF THE ANTONIO LEAGO SUBDIVISION IN VOLUME 2439, PAGE 576 OF THE HARRIS COUNTY, TEXAS DEED RECORDS IN THE S.W. ALLEN SURVEY ABSTRACT -94.

Date: May 6, 2024
Field Work: DC
Drawn By: AF
Project No.: 23-401

Prepared For:
N/A

Project Location:
0 Samrose Street
Houston, Tx 77091
Key Map: 452C

FLOOD DATA
THIS PROPERTY IS OUTSIDE THE 100 YEAR FLOOD ZONE, IS IN ZONE X,UNSHADED, PER FIRM MAP, COMMUNITY PANEL No. 48201C 0655 M WHICH HAS AN EFFECTIVE DATE OF 06/09/2014.

Bowden Survey
Professional Surveying Services
12000 Westheimer Road. STE. 106
Houston, Texas 77077
Phone: (281) 531-1900 Fax: (281) 531-4900

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0931
Plat Name: Highland Crossing
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 05/06/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

42-134 (A) To not extend the existing stub street, Boots Road (60' R.O.W.) that ends on the southern boundary of the site through to W Tidwell Road (125' R.O.W.), resulting in an intersection spacing of approximately ±200' between Samrose Street East of the site and the proposed connection of Boots Road to W Tidwell Road.

Chapter 42 Section: 134 (A)

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

(1)The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2)The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3)The existing stub street is only one lot in depth; (4)The proposed subdivision will not extend residential development; and (5)The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0931
Plat Name: Highland Crossing
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 05/06/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To not extend the existing stub street, Boots Road (60' R.O.W.) that ends on the southern boundary of the site through to W Tidwell Road (125' R.O.W.), resulting in an intersection spacing of approximately ±200' between Samrose Street East of the site and the proposed connection of Boots Road to W Tidwell Road.

Chapter 42 Section: 134(a)

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan;(2)The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application;(3)The existing stub street is only one lot in depth;(4)The proposed subdivision will not extend residential development; and(5)The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject site is 1.2042 acres, approximately ±213' wide located within Harris County, lying at the intersection of Samrose Street (60' R.O.W.) and W Tidwell Road (125' R.O.W.). The subject site is surrounded to the east and west by existing single-family homes with direct access and frontage to W Tidwell Road and Samrose Drive. Only a portion of Boots Road has been constructed to date, however the stub spans two properties, one being applicant's site, about ±20' and then the rest, ±40' along the west adjoiner. All adjoining properties to the site have direct frontage R.O.W. access, whether it be through Sue Marie Lane, W Tidwell Road, or Samorse Drive and the stub Boots Road and Marcella Street. If the subject site were to connect to W Tidwell Road, it would create a strong draw for cut-through traffic heading northbound to utilize this connection. Despite the lack of other alternatives, this would be detrimental to the existing residential fabric of the community, saturating the area with excessive intersections that create more traffic rather than prevent. Therefore, the subject request is to not extend nor connect to W Tidwell Road at all. The properties adjacent to the subject site are single family homes and/or neighborhoods, and have collector streets giving ample access to the properties through frontage for almost every lot, ensuring that no parcel is landlocked. There are mitigating circumstances that make this condition allowable. First and foremost, the adjoining property west of the site would also have to be developed to extend Boots Road through to W Tidwell Road and Applicant does not have any interest in that parcel.

Additionally, W Tidwell Road is a designated major thoroughfare, and the Samrose Drive local street right-of-way is already in place. While the current stub street terminates approximately ±120' away from the Southerly Right-of-Way of W Tidwell Road, Samrose Drive will provide the appropriate place for regional through-traffic, which is the intended function of a hierarchical street system, instead of encouraging through-traffic to cut through smaller collector streets. Connecting Boots Road through would create more problems for the community than it would solve. The existing surrounding neighborhoods have alternative means of circulation to depart from their neighborhoods east or west via frontage access to a R.O.W. in the area, their minor collector streets and local streets that connect to W Tidwell Road via the north and south and feed into Sue Marie Lane, which feeds into Marcella Street. The primary concern with connecting Boots Road is to avoid regional traffic that does not have its origin or destination within the community from using it as a regional cut-through route. Regional traffic patterns will not be disrupted by preventing the connection to the stub street as ample exits exist. Applicant's proposal still provides a superfluous flow to residents of the neighborhood. Applicants site plan provides for better circulation within the subdivision, decreasing pass through traffic by restricting access to the subdivision to only homeowners. Strict application of the requirements of this section would deprive the owner of reasonable use of the land by bringing in unwanted regional cut-through traffic while providing only minimal use to the residents and substantially reducing the overall buildable footprint, creating an undue hardship on the applicant.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing developments and street patterns surrounding the subject site are existing conditions and are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained by the existing local, collector and major thoroughfares that provide access to the surrounding subdivisions. Area traffic circulation for the surrounding properties will not be affected. The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community and the greater region, while the granting of the variance will prevent regional cut-through traffic from entering the neighborhood, which preserves and maintains the intent and general purposes of this chapter. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate areas on W Tidwell Road or Marcella Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety, or welfare of this area. As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no negative impact to the public health, safety, or welfare through the granting of this variance.

(5) Economic hardship is not the sole justification of the variance.

The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the land due to the existing developments surrounding the subject site that are existing conditions and are not the result of a hardship created or imposed by the applicant. The prevention of cut-through traffic is the justification for 42-135 the variance. Strict application of this chapter also would result in unsound public policy as existing conditions led to the configuration of the property and the general intent and purpose of this chapter suggests that the requested variance should be granted.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 22, 2024

ROR

NOTICE OF VARIANCE

PROJECT NAME: Highland Crossing
REFERENCE NUMBER: 2024-0931

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located at the southwest intersection of W Tidwell Road and Samrose Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

PLS Construction Layout, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration request with a variance to allow the stub street, Boots Road, not to be extended through the site request. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer •
Sallie Alcorn Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

For additional information regarding this project, please call Uriel Figueroa with PLS Construction Layout, Inc at 713-480-4075. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call 832-393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

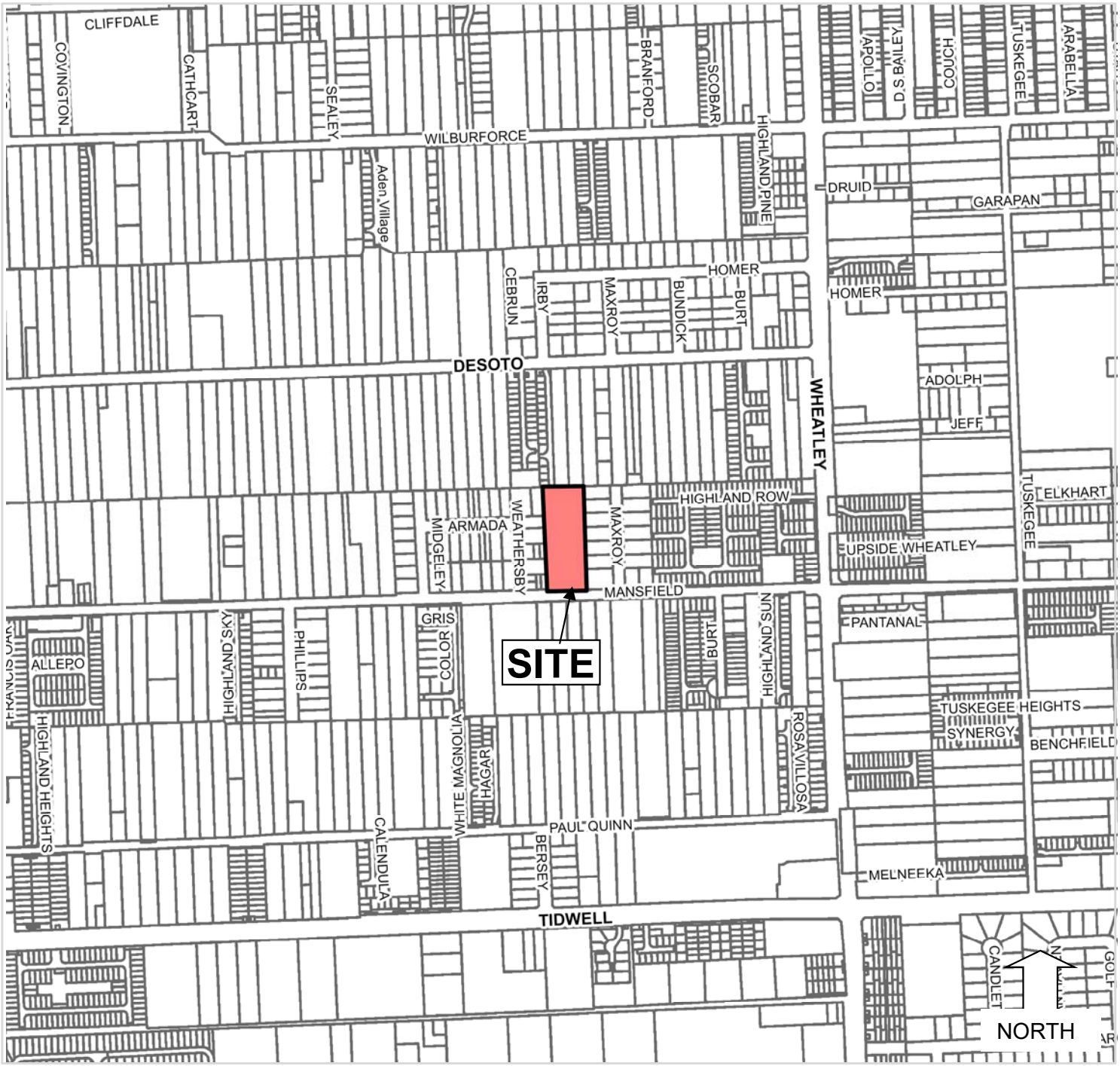
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Mansfield Proper

Applicant: CityQuest Properties



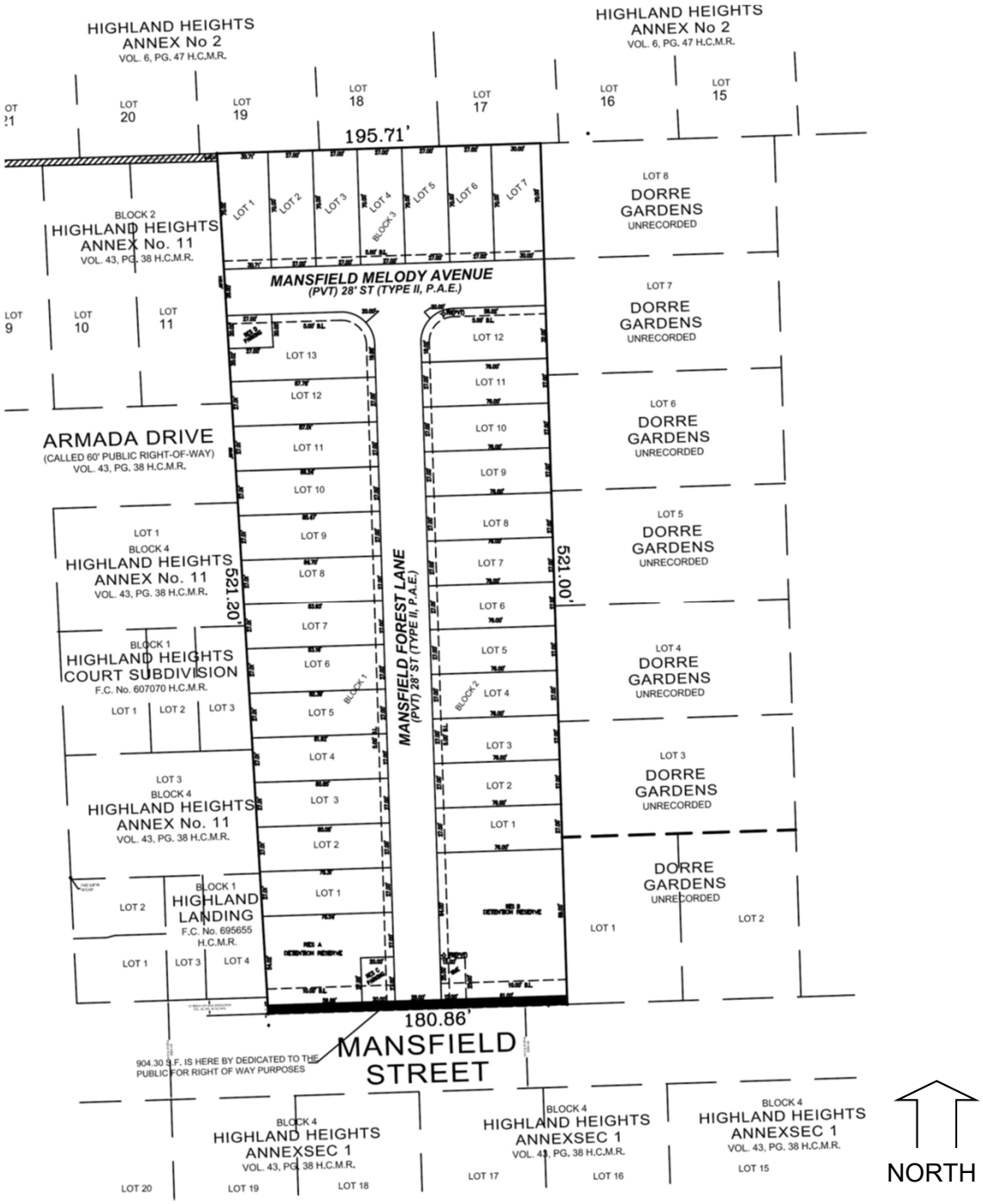
D – Variances Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/13/2024**

Subdivision Name: Mansfield Proper

Applicant: CityQuest Properties



D – Variances **Subdivision**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/13/2024**

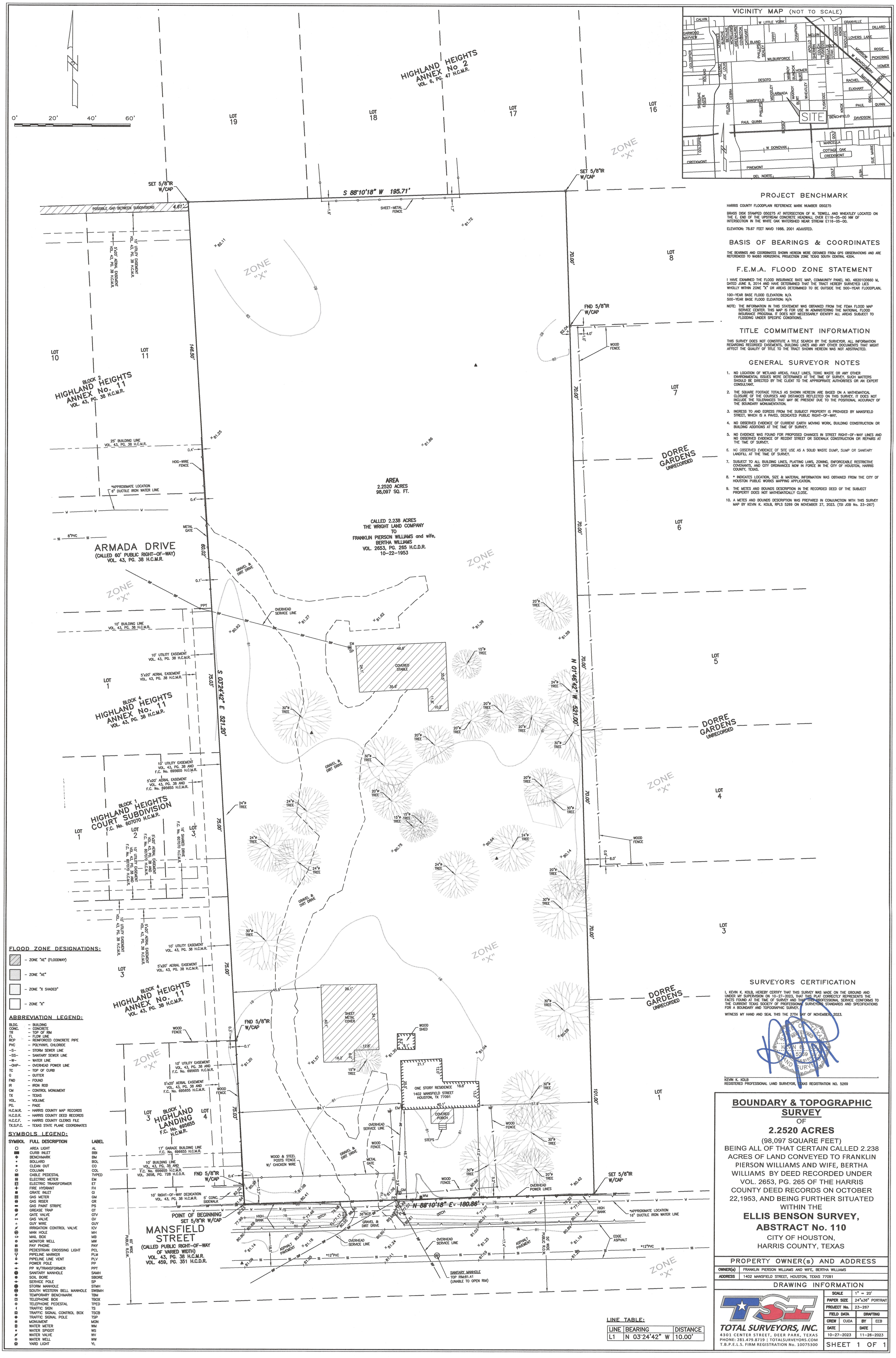
Subdivision Name: Mansfield Proper

Applicant: CityQuest Properties



D – Variances

Aerial



PROJECT BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 050275

BRASS DISK STAMPED 050275 AT INTERSECTION OF W. TIDWELL AND WHEATLEY LOCATED ON THE E. END OF THE UPSTREAM CONCRETE HEADWALL OVER E116-05-00 NW OF INTERSECTION IN THE WHITE OAK WATERSHED NEAR STREAM E116-05-00.

ELEVATION: 78.67 FEET NAVD 1988, 2001 ADJUSTED.

BASIS OF BEARINGS & COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.

F.E.M.A. FLOOD ZONE STATEMENT

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0660 M, DATED JUNE 9, 2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

100-YEAR BASE FLOOD ELEVATION: N/A
500-YEAR BASE FLOOD ELEVATION: N/A

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

TITLE COMMITMENT INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.

GENERAL SURVEYOR NOTES

1. NO LOCATION OF WETLAND AREAS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES WERE DETERMINED AT THE TIME OF SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
2. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
3. INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY MANSFIELD STREET, WHICH IS A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY.
4. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
5. NO EVIDENCE WAS FOUND FOR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
7. SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
8. * INDICATES LOCATION, SIZE & MATERIAL INFORMATION WAS OBTAINED FROM THE CITY OF HOUSTON PUBLIC WORKS MAPPING APPLICATION.
9. THE METES AND BOUNDS DESCRIPTION IN THE RECORDED DEED OF THE SUBJECT PROPERTY DOES NOT MATHEMATICALLY CLOSE.
10. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP BY KEVIN K. KOLB, RPLS 5269 ON NOVEMBER 27, 2023. (TSI JOB No. 23-267)

FLOOD ZONE DESIGNATIONS:

- ZONE "AE" (FLOODWAY)
- ZONE "AE"
- ZONE "X SHADED"
- ZONE "X"

ABBREVIATION LEGEND:

BLDG.	BUILDING
CONC.	CONCRETE
TR	TOP OF RIM
FL	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
-S-	STORM SEWER LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE
-OHP-	OVERHEAD POWER LINE
TC	TOP OF CURB
G	GUTTER
FND	FOUND
IR	IRON ROD
CM	CONTROL MONUMENT
TX	TEXAS
VOL.	VOLUME
PG.	PAGE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.C.F.	HARRIS COUNTY CLERKS FILE
TX.S.P.C.	TEXAS STATE PLANE COORDINATES

SYMBOLS LEGEND:

SYMBOL	FULL DESCRIPTION	LABEL
	AREA LIGHT	AL
	CURB INLET	BBI
	BENCHMARK	BM
	BOLLARD	BOL
	CLEAN OUT	CO
	COLUMN	COL
	CABLE PEDESTAL	TVPED
	ELECTRIC METER	EM
	ELECTRIC TRANSFORMER	ET
	FIRE HYDRANT	FH
	GRATE INLET	GI
	GAS METER	GM
	GAS RISER	GR
	GAS PAINT STRIPE	PS
	GREASE TRAP	GT
	GATE VALVE	GTV
	GAS VALVE	GV
	GUY WIRE	GUY
	IRRIGATION CONTROL VALVE	ICV
	MAN HOLE	MH
	MAIL BOX	MB
	MONITOR WELL	MW
	PAY PHONE	PAY
	PEDESTRIAN CROSSING LIGHT	PCL
	PIPELINE MARKER	PLM
	PIPELINE LINE VENT	PLV
	POWER POLE	PP
	PP W/TRANSFORMER	PPT
	SANITARY MANHOLE	SAMH
	SOIL BORE	SBORE
	SERVICE POLE	SP
	STORM MANHOLE	STMH
	SOUTH WESTERN BELL MANHOLE	SWBMH
	TEMPORARY BENCHMARK	TBM
	TELEPHONE BOX	TBOX
	TELEPHONE PEDESTAL	TPED
	TRAFFIC SIGN	TS
	TRAFFIC SIGNAL CONTROL BOX	TSCB
	TRAFFIC SIGNAL POLE	TSP
	MONUMENT	MON
	WATER METER	WM
	WATER SPIGOT	WS
	WATER VALVE	WV
	WATER WELL	WW
	YARD LIGHT	YL

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 03°24'42" W	10.00'

SURVEYORS CERTIFICATION

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 10-27-2023, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

WITNESS MY HAND AND SEAL THIS THE 27TH DAY OF NOVEMBER, 2023.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5269

BOUNDARY & TOPOGRAPHIC SURVEY

OF

2.2520 ACRES

(98,097 SQUARE FEET)

BEING ALL OF THAT CERTAIN CALLED 2.238 ACRES OF LAND CONVEYED TO FRANKLIN PIERSON WILLIAMS AND WIFE, BERTHA WILLIAMS BY DEED RECORDED UNDER VOL. 2653, PG. 265 OF THE HARRIS COUNTY DEED RECORDS ON OCTOBER 22,1953, AND BEING FURTHER SITUATED WITHIN THE

ELLIS BENSON SURVEY, ABSTRACT No. 110

CITY OF HOUSTON, HARRIS COUNTY, TEXAS

PROPERTY OWNER(s) AND ADDRESS	
OWNER(s)	FRANKLIN PIERSON WILLIAMS AND WIFE, BERTHA WILLIAMS
ADDRESS	1402 MANSFIELD STREET, HOUSTON, TEXAS 77091

DRAWING INFORMATION

SCALE	1" = 20'		
PAPER SIZE	24"x36" PORTRAIT		
PROJECT No.	23-267		
FIELD DATA		DRAFTING	
CREW	CUDA	BY	EEB
DATE		DATE	
10-27-2023		11-26-2023	

TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.E.L.S. FIRM REGISTRATION No. 10075300

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0916
Plat Name: Mansfield Proper
Applicant: ICMC GROUP INC
Date Submitted: 05/06/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To address Stub Street, Armada Drive, not to provide 60' Radius Cul-de-sac

Chapter 42 Section: 163

Chapter 42 Reference:
163

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:
Along with existing and proposed rapid development in the area the applicant proposes to build 32 single family residential homes, which will add to the new construction in the area. Applicant feels this is the best use for the land and most productive for the city as well. The immense amount of work being done to redevelop Mansfield Proper will create a more urban atmosphere, as many young professionals will be drawn to live in the area. The proposed Single-Family Homes, by applicant, and the new owners that will live in them will be a positive development for this area and the City of Houston. Armada Drive is part of the original William H. Schott Fifty (50) Acres subdivision which is described in Volume 172, Page 575 of the deed's records in Harris County, Texas and orientation of street has not changed since then. The distance from the intersection Weathersby Street and Armada Drive to the property line is only 111.7 Linear Feet and total 2 houses are fronting this street, and these residences are currently accessing from Wheathersby Street which runs North South and intersects with Mansfield Street respectively, being local street traffic volume is very low. The applicant will provide additional 3" caliper live oak trees located be at the property line fronting at Mansfield Street, applicant will provide a 6.00' feet high wood fence at the back of the development adjacent to Armada Drive, which provides a complete privacy to these 2 houses on Armada Drive. Ultimately, the proposed development is consistent with the Single-Family Residential developments in the area, as well as, consistent with the developments planned by the City of Houston in the area.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0916
Plat Name: Mansfield Proper
Applicant: ICMC GROUP INC
Date Submitted: 05/06/2024

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To address Stub Street, Armada Drive, not to provide 60' Radius Cul-de-sac
Chapter 42 Section: 163

Chapter 42 Reference:
42-163

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Along with existing and proposed rapid development in the area the applicant proposes to build 32 single family residential homes, which will add to the new construction in the area. Applicant feels this is the best use for the land and most productive for the city as well. The immense amount of work being done to redevelop Mansfield Proper will create a more urban atmosphere, as many young professionals will be drawn to live in the area. The proposed Single-Family Homes, by applicant, and the new owners that will live in them will be a positive development for this area and the City of Houston. Armada Drive is part of the original William H. Schott Fifty (50) Acres subdivision which is described in Volume 172, Page 575 of the deed's records in Harris County, Texas and orientation of street has not changed since then. The distance from the intersection Weathersby Street and Armada Drive to the property line is only 111.7 Linear Feet and total 2 houses are fronting this street, and these residences are currently accessing from Wheathersby Street which runs North South and intersects with Mansfield Street respectively, being local street traffic volume is very low. The applicant will provide additional 3" caliper live oak trees located be at the property line fronting at Mansfield Street, applicant will provide a 6.00' feet high wood fence at the back of the development adjacent to Armada Drive, which provides a complete privacy to these 2 houses on Armada Drive. Ultimately, the proposed development is consistent with the Single-Family Residential developments in the area, as well as, consistent with the developments planned by the City of Houston in the area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are a more urban/walking friendly environment along Mansfield Street and Armada Drive. The proposed sidewalk, green space, and

fencing changes by applicant will definitely help to create a more urban/walking friendly site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The basis for the requested variance is the existing development on the site is a vacant lot which is residential use and does not really provide friendly environment to the adjacent residential neighbors. The intent of the chapter will be preserved by the addition of 3” caliper live oaks, and a visibly beautiful wrought iron fencing at front on Mansfield Street. All of these proposed changes will allow for easier neighborhood walkability, as well as, create nice scenery along Mansfield Street

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development will help improve the pedestrian environment for the neighborhood. It will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The main justification for the requested variance is that the proposed development will be consistent with the existing development environment, and characteristics in the surrounding area.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 22, 2024

ROR

NOTICE OF VARIANCE

PROJECT NAME: Mansfield Proper
REFERENCE NUMBER: 2024-0916

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located along Mansfield Street west of Wheatley and east of Weathersby Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

ICMC Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration request with a variance to allow Armada Drive to be terminated without providing a cul de sac. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer •
Sallie Alcorn Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

For additional information regarding this project, please call Gina Poveda with ICMC Group Inc. at 713-681-5757 extension 103. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call 832-393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 06/13/24

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owner	Daniel J. Dupuis AIA	713-877-1192	ddupuis@kendall-heaton.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2405 Ralph Street	23112645	77006	5356A	492V	C

HCAD ACCOUNT NUMBER(S): 0180620000008

PROPERTY LEGAL DESCRIPTION: Tract 8B, Block 15, Hyde Park Heights; Tract 31D, 32A, Abst. 696 O Smith

PROPERTY OWNER OF RECORD: Daniel and Pamela Dupuis

ACREAGE (SQUARE FEET): 3,312 sq ft.

WIDTH OF RIGHTS-OF-WAY: Ralph Street: 60 feet

EXISTING PAVING SECTION(S): 27 feet

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 940 sq ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 998 sq ft. second story addition

PURPOSE OF VARIANCE REQUEST: To request a 4-foot building line in lieu of the ordinance required 10-foot front building line along a local street for a proposed second story addition in line with the existing house.

CHAPTER 42 REFERENCE(S): Sec. 42-156 (b-2): Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 06/13/24

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We request a variance to remodel our home in the location it was originally constructed as it relates to the front property line and setback from the street. The existing Montrose residence was constructed circa 1940 roughly 4 feet from the front property line. Complying with the city ordinance 10-foot front building line would necessitate moving the house back from its existing location by roughly 6 feet. A proposed second story addition would be within range of front setbacks for contributing buildings within the context area.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

Complying with the city ordinance 10-foot front building line would necessitate moving the house back from its existing location away from the property line by roughly 6 feet. This would result in added expense and the loss of usable space within the already constrained backyard due to the unusual shape of the property. Access from the driveway to the backyard would be cut off.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The original residence was constructed prior to Chapter 42-156 adoption of the 10-foot building line.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The granting of the variance will not undermine the general purpose of Chapter 42 as the overall urban fabric, context, density, and vibrancy of the neighborhood is upheld.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The pedestrian space/public right-of-way is maintained. Required off-street parking will continue to be provided. There will be no impact the public health safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The re-use of the existing structure is the key element in the proposed design. Cost is not the sole issue for the variance request.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 06/13/24

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 06/13/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

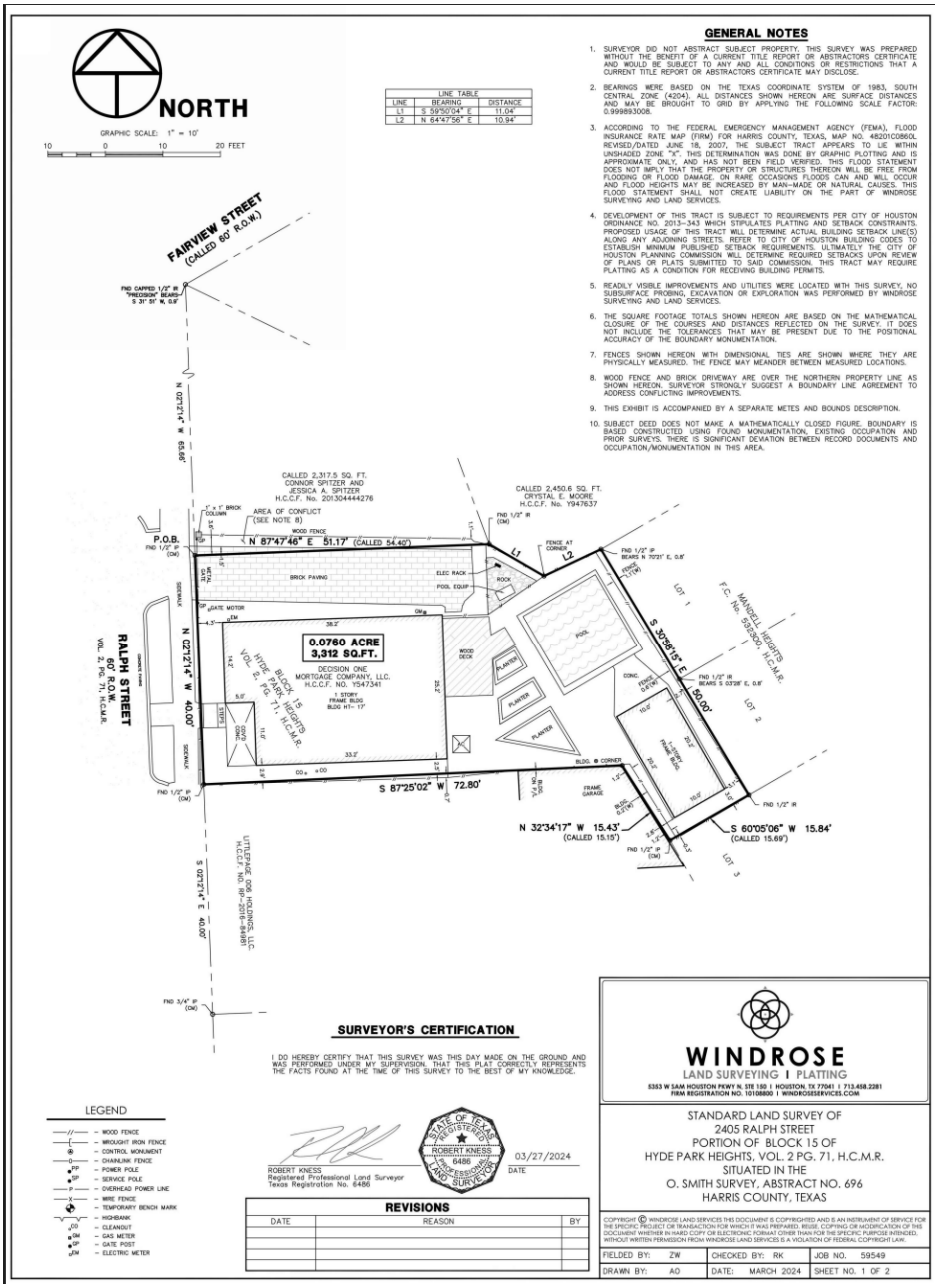
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 06/13/24

Survey



DEVELOPMENT PLAT VARIANCE

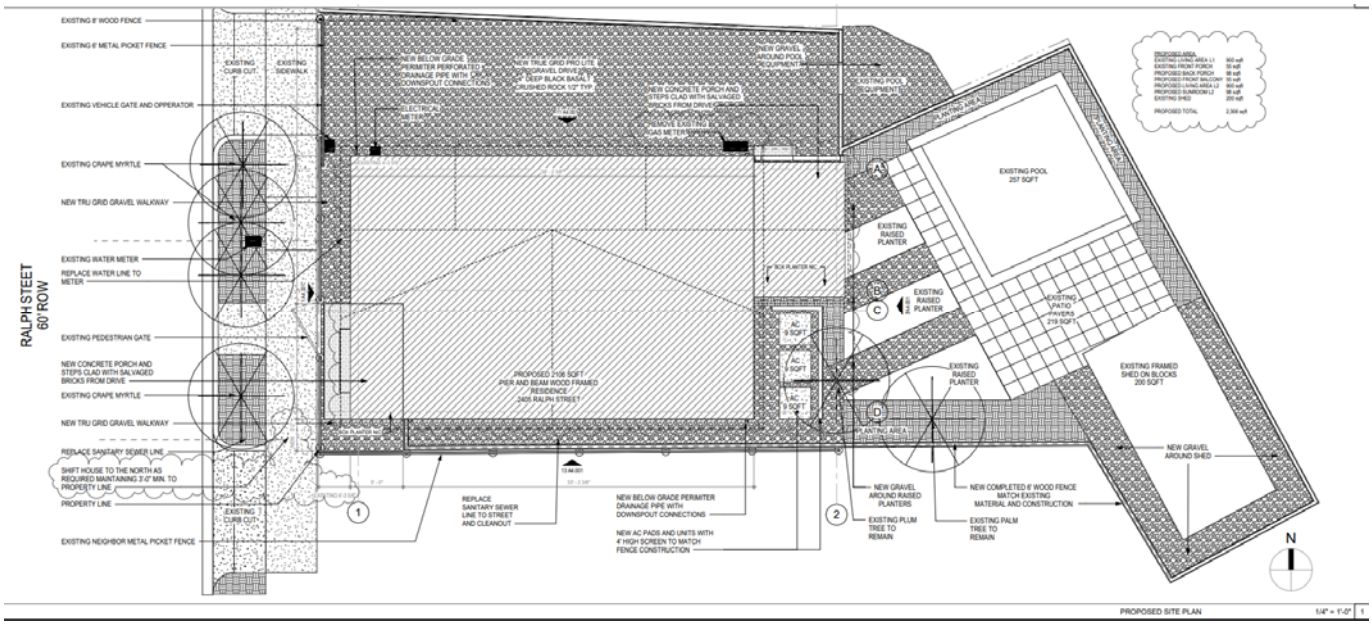
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 06/13/24

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

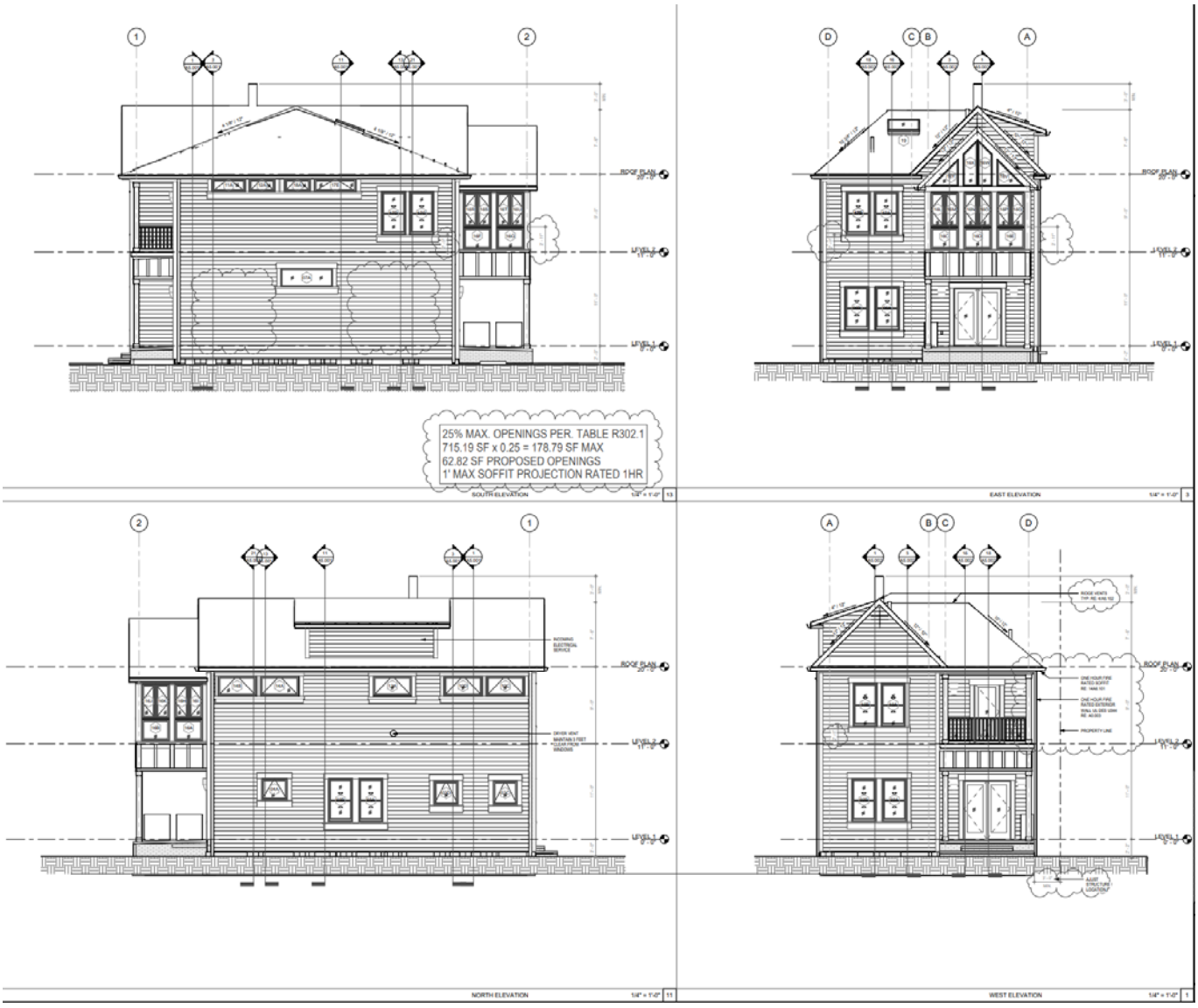
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 06/13/24

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 143

Meeting Date: 06/13/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Creole Design, LLC	Sam Gianukos	713-880-3158	sam@creoledesign.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
910 Yale Street	23119896	77008	5358A	492D	C

HCAD ACCOUNT NUMBER(S): 0202270000017

PROPERTY LEGAL DESCRIPTION: Lot 17, Block 231, Houston Heights

PROPERTY OWNER OF RECORD: Thyssen Petroleum USA Corporation

ACREAGE (SQUARE FEET): 6,600 square feet

WIDTH OF RIGHTS-OF-WAY: Yale Street: 70 feet

EXISTING PAVING SECTION(S): 40 feet

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,630 square foot single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 6,326 square foot single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 10-foot building line in lieu of the ordinance required 25-foot building line along Yale Street, a major thoroughfare.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The existing single-family structure is built at the property line, and we are requesting a 10-foot building line for the new second floor addition. The original structure was built over 70 years ago in its current location. We propose to open up what was an original porch and to add a second floor. There are many examples of new construction and other structures along Yale Street that have been granted a 10-foot set back line variance. Demolishing the building and slab would be cost prohibitive for the owner. It is not built on a crawl space, so it is not possible to move it.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or
The existing structure was built on a substantial slab. It would be extremely costly to remove it. There are many structures on Yale Street (both commercial and residential) with 0-foot setback lines. A 25-foot build line would require a very costly demolition of the existing slab. It would also make the buildable footprint of this lot too small for the client's needs and would create a very impractical development.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing structure has been there for over 60 years.

(3) The intent and general purposes of this chapter will be preserved and maintained;
This property has been neglected for years, and the owner is investing money in a house that needs repair. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses already existing in the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance will allow the full and reasonable use of this residential property.

(5) Economic hardship is not the sole justification of the variance.
The request to provide 0-foot setback for the existing building and 10-foot building line for the second-floor addition will allow the property to be useable and will improve the property that is currently in a very poor condition. The economic impact is not a consideration of the variance request.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 06/13/24

Location Map



DEVELOPMENT PLAT VARIANCE

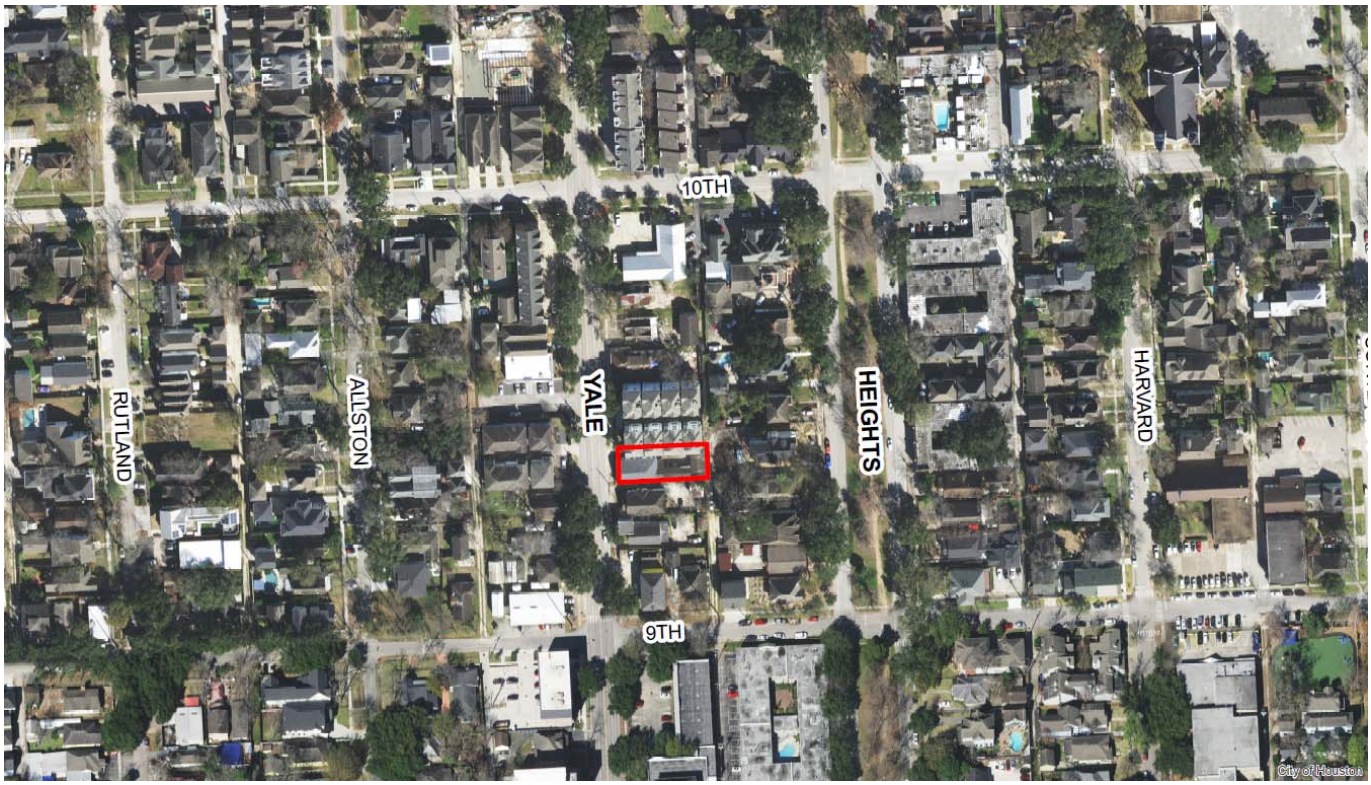
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 06/13/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

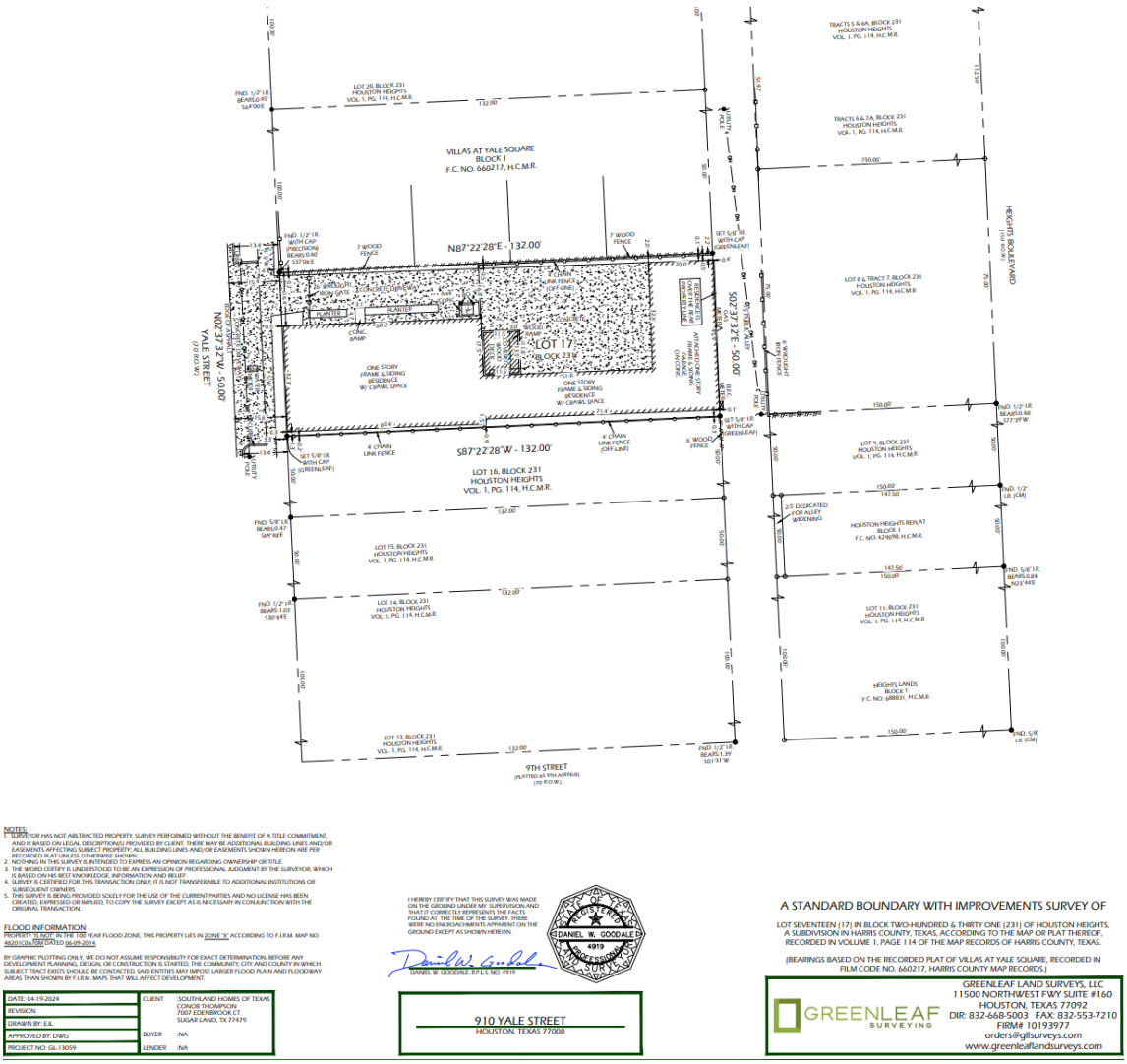
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 06/13/24

Survey



NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT; THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0470 L DATED 06-09-2015.

BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

DATE: 04-19-2024	CLIENT:	SOUTHLAND HOMES OF TEXAS CONOR THOMPSON 7007 EDENBROOK CT SUGAR LAND, TX 77479
REVISION:		
DRAWN BY: E.E.		
APPROVED BY: D.W.G	BUYER:	N/A
PROJECT NO: GL-13059	LENDER:	N/A

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

DANIEL W. GOODALE, RPLS NO. 4913

STATE OF TEXAS · REGISTERED · DANIEL W. GOODALE · 4913 · PROFESSIONAL · LAND SURVEYOR

910 YALE STREET
HOUSTON, TEXAS 77008

A STANDARD BOUNDARY WITH IMPROVEMENTS SURVEY OF

LOT SEVENTEEN (17) IN BLOCK TWO-HUNDRED & THIRTY ONE (231) OF HOUSTON HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON THE RECORDED PLAT OF VILLAS AT YALE SQUARE, RECORDED IN FILM CODE NO. 660217, HARRIS COUNTY MAP RECORDS.)

GREENLEAF SURVEYING
GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE #160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com

DEVELOPMENT PLAT VARIANCE

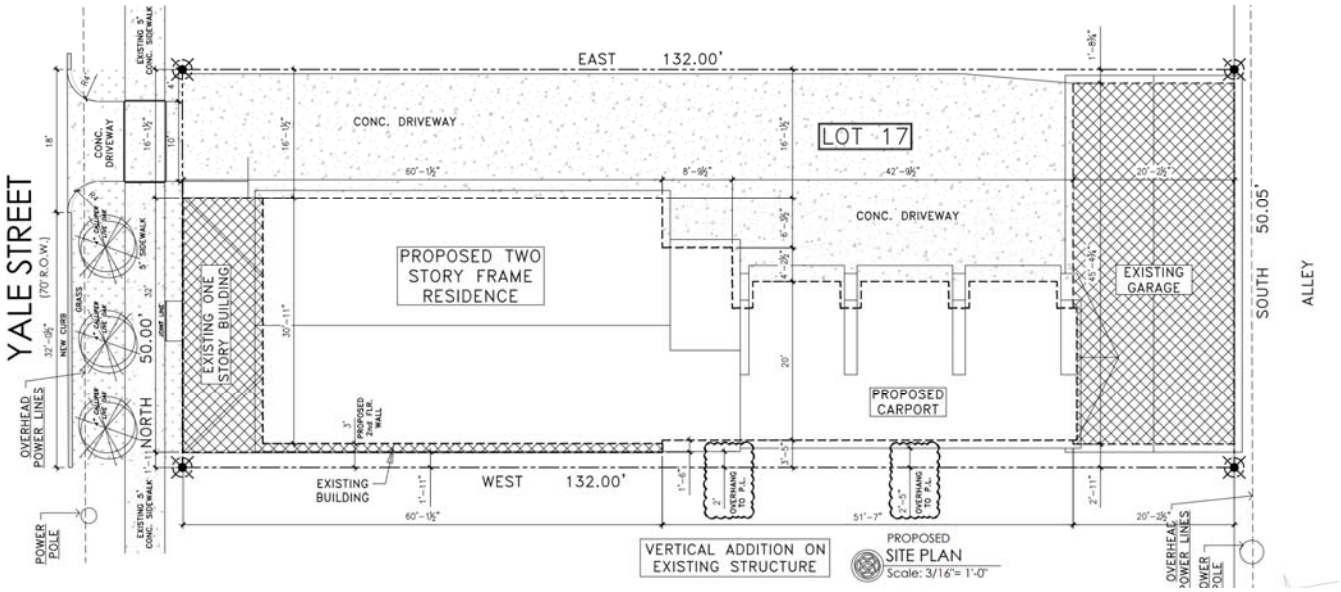
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 06/13/24

Site Plan



DEVELOPMENT PLAT VARIANCE

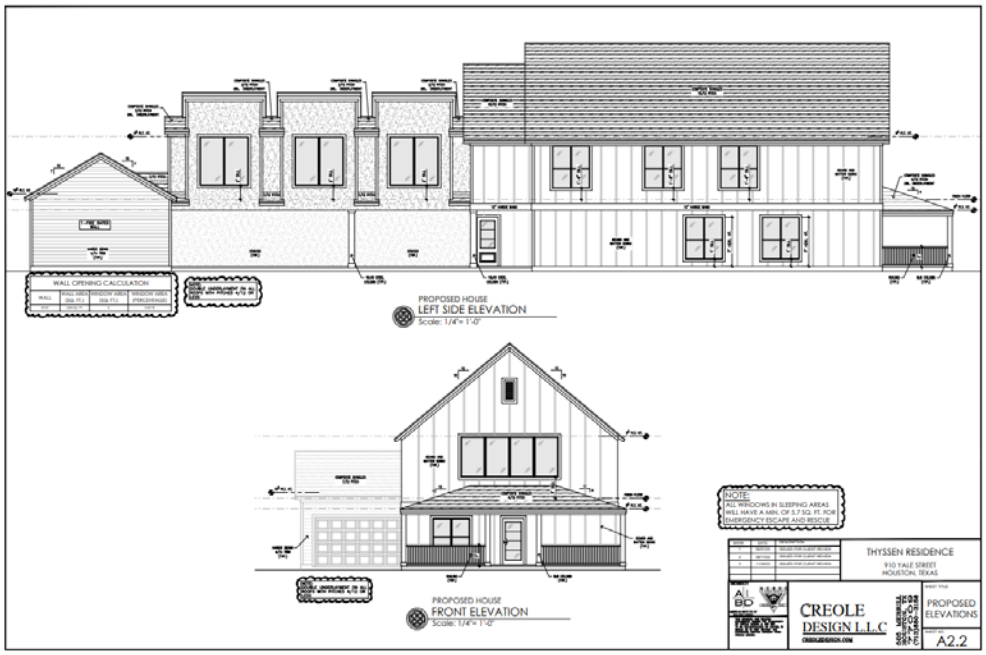
PLANNING & DEVELOPMENT DEPARTMENT

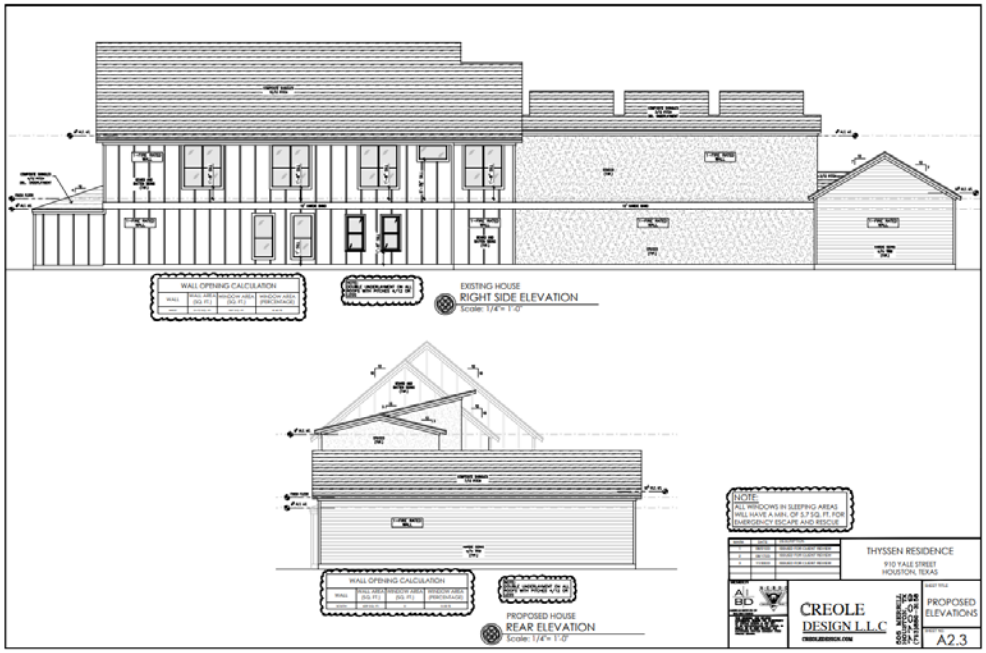
Houston Planning Commission

ITEM: 143

Meeting Date: 06/13/24

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 06/13/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Stantec Architecture Inc	Danielle Dunn	713-548-5750	danielle.dunn@stantec.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1905 Brittmoore Rd	23101286	77043	4959A	449Q	A

PROJECT NAME:	Spring Branch ISD Agricultural Science Center addition & renovations
HCAD ACCOUNT NUMBER(S):	12157300100001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Spring Branch ISD Ag Farm
PROPERTY OWNER OF RECORD:	Spring Branch ISD
ACREAGE (SQUARE FEET):	18.08 acres
WIDTH OF RIGHTS-OF-WAY:	Brittmoore Road: 80 ft.
EXISTING PAVING SECTION(S):	Brittmoore Road: 60 ft.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	37,558 square feet of existing buildings to remain.
PROPOSED STRUCTURE(S) [SQ. FT.]:	27,757 square feet of new building to be constructed.

PURPOSE OF VARIANCE REQUEST: We are requesting a variance for the opaque screening requirement along the southern edge of the property that is adjacent to residential properties not to be provided.

CHAPTER 33 REFERENCE(S): Sec. 33-128. - Landscape buffer required. The owner of a building site included under **section 33-121** and which is to be developed or expanded for a nonresidential or a multifamily residential use adjacent to any existing single-family residential property shall provide a landscape buffer adhering to at least one of the following two buffer types: 1. Except as may otherwise be provided in **chapter 19** of this Code, either a wood, concrete or masonry opaque screening fence with a minimum height of six feet along the entire property line or entire artificial lot line, if any, adjacent to the single-family residential property.

2. Evergreen screening on the property line or artificial lot line.

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 06/13/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: Currently the residents to the south of the Spring Branch ISD Property are allowed to broach onto the property about 11' past the SBISD Agricultural Farm property line. It is a symbiotic and carefully balanced relationship between the residents to the south and the agricultural facility to the north. Additionally, the existing fence works for the intended use of the property as an agricultural facility where other screening options would be subject to the harsh conditions of a working agricultural facility with live animals and agricultural equipment and may not withstand them. Complying with Section 33 for a publicly funded educational agricultural facility would not be the best use of bond funds, may disturb the goodwill built up with the existing residential neighbors who currently use the southern portion of the land, and is not necessary to preserve the spirit of the ordinance considering the unique pastoral and bucolic nature of the site.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;

The requirement of a screening fence along the southern edge of the property would create contention between the individual single-family residents who are currently using up to 11' of the property line for their own purposes.

District believes it is in the best interest of sound public policy to maintain good will between themselves and the residential properties to the south by not reclaiming this land.

The agricultural facility has existed prior to the single-family residences and to date no complaints about the existence of the agricultural facility has been raised

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;

The conditions presenting this challenge are not the result of the district.

LANDSCAPE PLAN VARIANCE

(3) The intent of this article is preserved;

We recognize that the spirit of the ordinance will be maintained since the intent is to prevent the visual pollution from industrial, and commercial activity from disturbing single-family residences. The agricultural nature of the site has served to attract residents and is a desired visual not a detraction from the neighborhood.

(4) The granting of such a variance will not be injurious to the public health, safety or welfare; and

The granting of the variance will serve to maintain status quo.

(5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

The reason for requesting this variance is not financial in nature.

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

(a) The commission is authorized to consider and grant variances from the provisions of this division by majority vote of those members present and voting, when the commission determines that the first four of the following conditions exist, and if applicable, the fifth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and

(3) The intent of this article is preserved;

(4) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

Sec. 33-137. Applicability of variance.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

LANDSCAPE PLAN VARIANCE

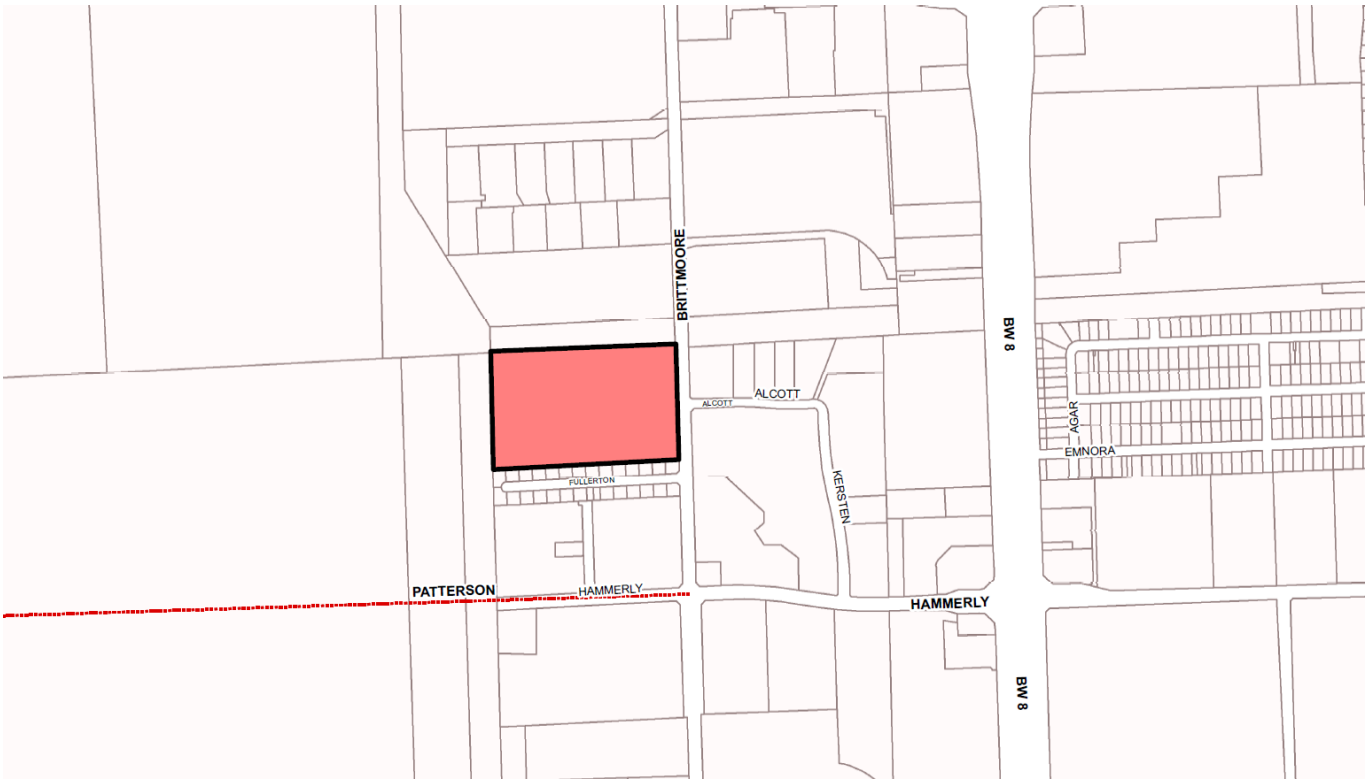
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 06/13/2024

LOCATION MAP



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

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Houston Planning Commission

AERIAL MAP



LANDSCAPE PLAN VARIANCE

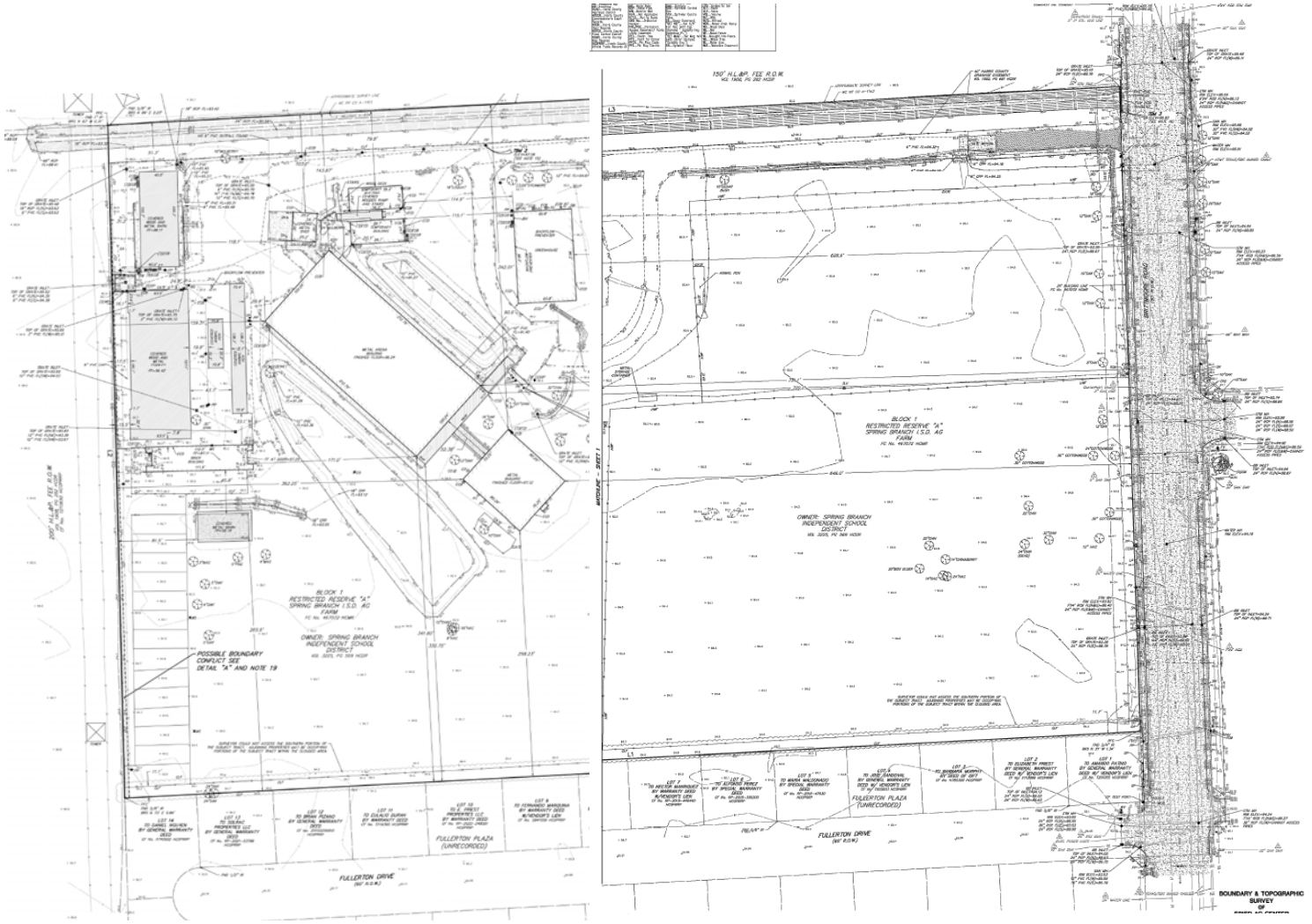
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 06/13/2024

SURVEY



LANDSCAPE PLAN VARIANCE

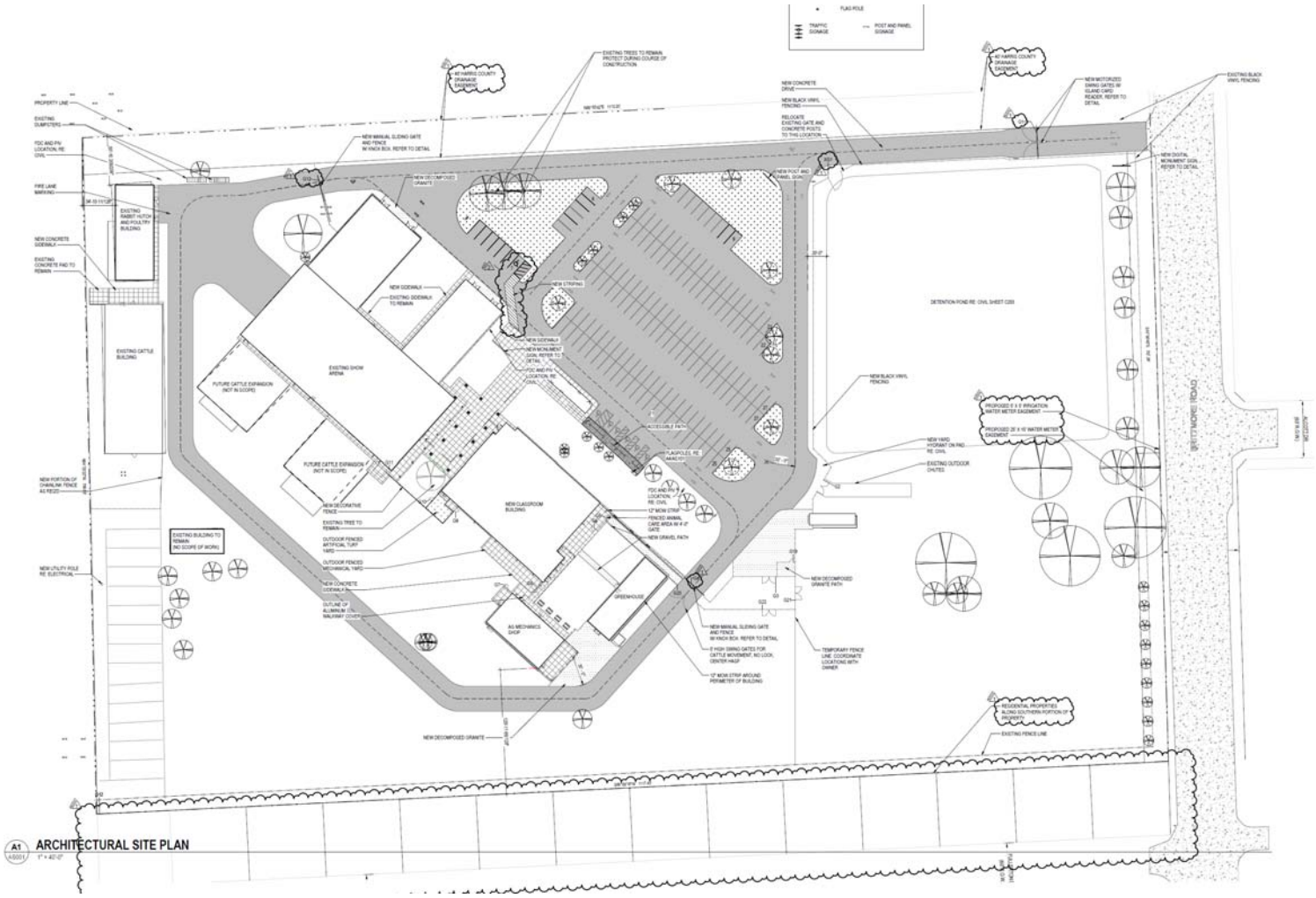
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 06/13/2024

SITE PLAN



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 6/13/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sun Collective Design Group	Luke Fry	832-689-8800	luke@suncollective.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4360 Almeda Genoa Road	22114647	77048	5451B	573R	D

HCAD ACCOUNT NUMBER(S):	0430050000138
PROPERTY LEGAL DESCRIPTION:	Unrestricted Reserve A, Block 1, Almedaella Living
PROPERTY OWNER OF RECORD:	Ruixin MF Corporation
ACREAGE (SQUARE FEET):	122,863 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Almeda Genoa Road: 80 feet, Pembroke Street: 60 feet
EXISTING PAVING SECTION(S):	Almeda Genoa Road: 25 feet, Pembroke Street: 20 feet
OFF-STREET PARKING REQUIREMENT:	154 spaces
OFF-STREET PARKING PROVIDED:	131 spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	93,260 sq. ft.

PURPOSE OF VARIANCE REQUEST: To provide 131 parking spaces in lieu of the ordinance-required 154 parking spaces for a new multi-family residential complex consisting of 27 one-bedroom and 81 two-bedroom apartments.

OFF-STREET PARKING VARIANCE

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Houston Planning Commission

CHAPTER 26 REFERENCE(S): Sec 26-492: Class 2(a) One-Bedroom Apartment – 1.33 spaces for each dwelling unit; Two-Bedroom Apartment – 1.66 spaces for each dwelling unit

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This project was intended to facilitate work from home tenants whose income is below 80 percent Average Median Income. According to the U.S. Census Bureau, the number of work-from-home individuals tripled from 2019-2021. One of the main benefits of work from home is the lack of a daily commute to work. We're targeting rents of $1,100 for 1 bed and $1,400 for the larger 1bed+1 unit, which has income requirements that are below 80 percent AMI in the Houston area.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

There is no room on the property for additional off-street parking and there are no available and acceptable off-street parking locations that we can lease within 800 feet of the property

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant as the project was intended for less vehicle-heavy tenants.

(3) The intent of this article is preserved;

The supplied parking still meets the functional requirements of the tenants.

(4) The parking provided will be sufficient to serve the use for which it is intended;

Units were intended for work from home households and those below 80 percent AMI.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

OFF-STREET PARKING VARIANCE

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The applied for variance will accommodate this project intended for work from home.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

OFF-STREET PARKING VARIANCE

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Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

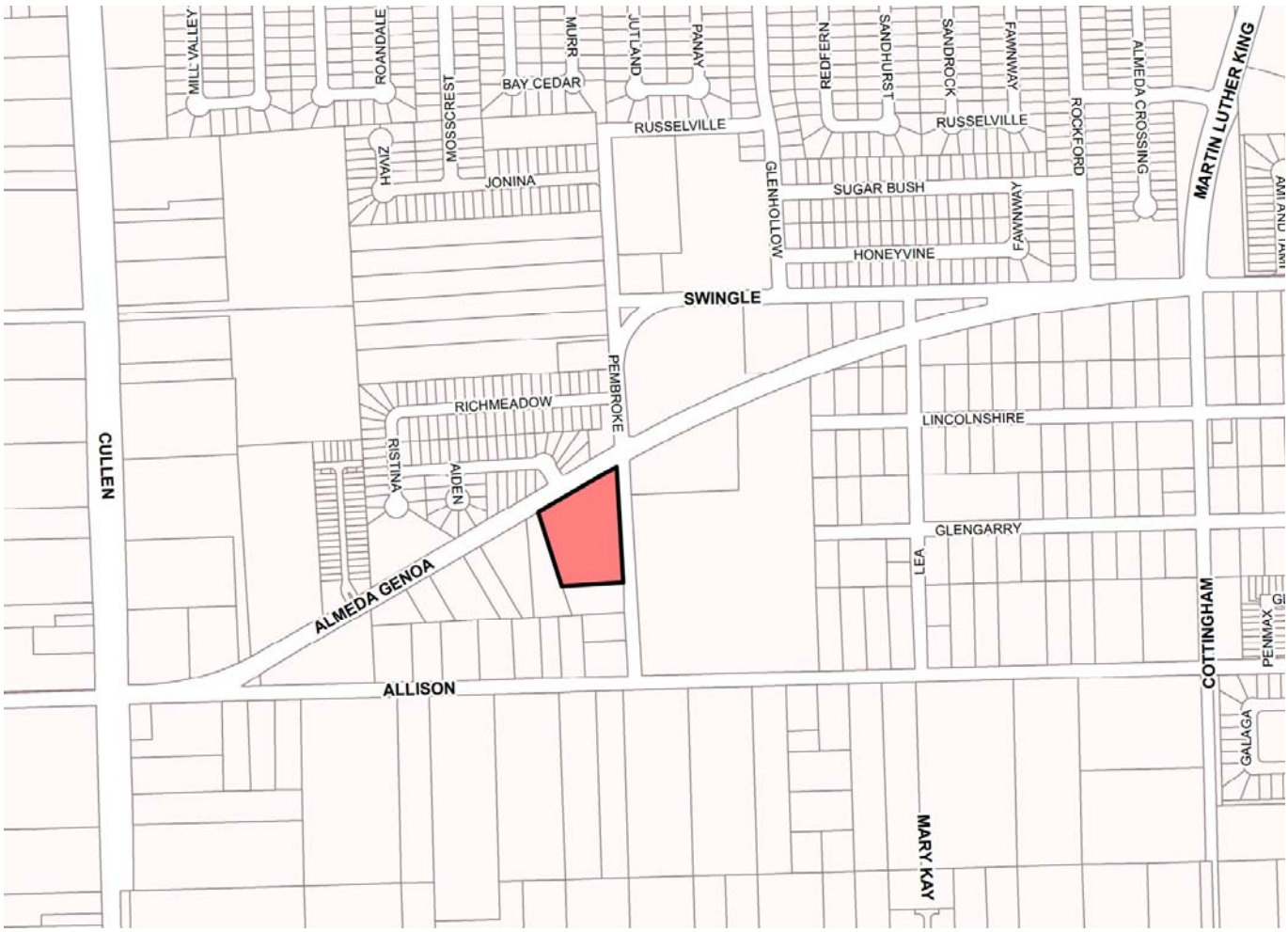
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Aerial Map



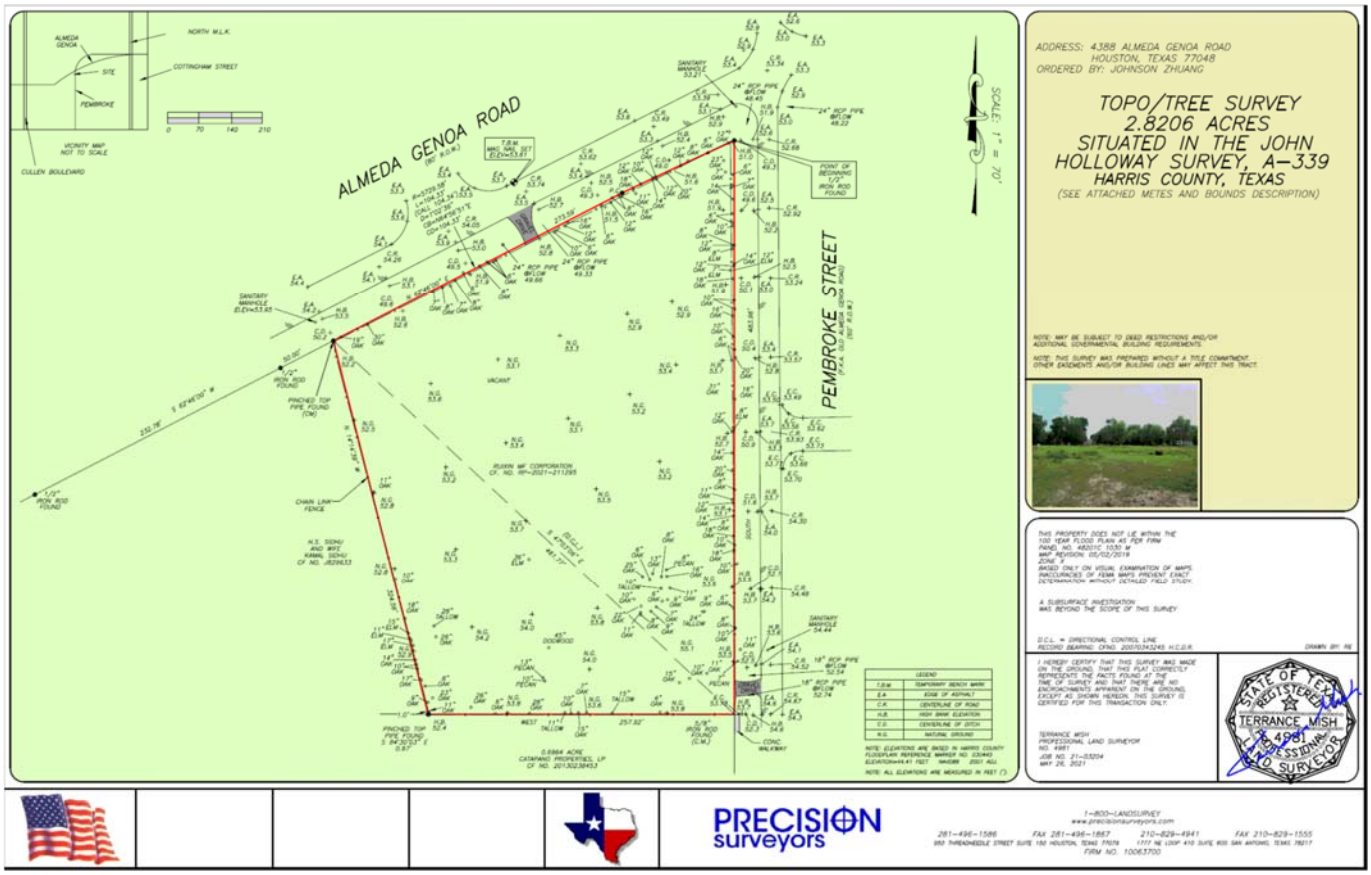
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan/Parking Analysis

Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Efficiency	xx	xx	xx
One bedroom	108	144	131
Two bedroom	xx	xx	xx
Three or more bedroom	xx	xx	xx
Special Residential Use	xx	xx	xx
Retirement Community with kitchen(s) :	xx	xx	xx
Retirement Community w/out kitchen(s) :	xx	xx	xx
Bicycle Spaces / Reduced Parking Spaces :	14	xx	14
Total Parking:	xx	144	145
Total ADA :	xx	2	4
Number of Loading Berths:		1	1



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
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Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Beacon Land Services	Andrew Allemand	713-936-0280	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3401 Canal Street	24037142	77003	5457D	494N	H

HCAD ACCOUNT NUMBER(S):	0162160000005, 0162160000005, & 0162160000013
PROPERTY LEGAL DESCRIPTION:	Lot 5 and portion of Lot 6, Block 10, Herman & League
PROPERTY OWNER OF RECORD:	3401 Canal, LLC, a Texas limited liability corporation
ACREAGE (SQUARE FEET):	0.2560 (11,150 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Sampson Street – 80'; Canal Street – 60'
WIDTH OF EXISTING ROW PAVING SECTION(S):	Sampson Street – 41.2'; Canal Street – 38.5'
OFF-STREET PARKING REQUIREMENT:	19
OFF-STREET PARKING PROVIDED:	8

EXISTING STRUCTURE(S) [SQ. FT.]:	existing 5,000sf
PROPOSED STRUCTURE(S) [SQ. FT.]:	Restaurant buildout 3,400sf

PURPOSE OF VARIANCE REQUEST: Is to reduce the parking requirement amount from 19 parking spaces to 8 parking spaces for a restaurant remodel

CHAPTER 26 REFERENCE(S): 26-492 Class 1 - Office, Class 5 - Religious and Educational, Class 6 - Recreation and Entertainment, Class 7 – Food and Beverage, & Class 8 – Retail Services.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Given the movement of the EADO/Canal Street region to a more pedestrian focused model, the applicant desires to opt-in to the City's TOD regulations but cannot meet the technical requirements because of their building's placement. The applicant is requesting a variance to allow a reduction in the number of off-street parking spaces similar to the TOD regulations while preserving their existing building footprint.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1a) Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;
The applicant is proposing to redevelop an existing tire shop at the northeast corner of N Sampson Street and Canal Street into a Slowpokes Coffee Shop. The subject site is adjacent to two TOD secondary streets and is just blocks east of the newly applied market-based parking exemption area. The Canal and N Sampson corridors are ideal candidates for pedestrian-focused development, but the City will need to work with applicants that can't meet the strict technical requirements of the City's regulations – such as the massing requirement that this applicant cannot fully address. To preserve the existing building footprint, the applicant is requesting a symbolic opt-in to the Transit Oriented Development and Walkable Places regulations that allow for a fifty-percent parking space reduction. The applicant is providing an ample pedestrian realm, new bicycle parking, and is reconfiguring the existing open curb-cuts and driveways into more restrictive and safer driveways for better on-site circulation.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
The East End District has seen numerous developers secure subdivision and parking variances to facilitate the adaptive reuse of existing buildings. This applicant is looking for the same consideration, which would enable them to change the existing tire shop to a coffee shop. Without the variance, the applicant will have to tear down the building to develop from scratch or they will have to forgo development altogether.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;
The City has been incredibly supportive of adaptive reuse projects in the East End District that further the community's movement towards a pedestrian-focused future. The applicant seeks to take a relatively unremarkable building – originally built as a fueling station and now occupied as a tire shop with mostly open curb cuts and driveway aprons – and transform it into a coffee shop with bicycle parking, an enhanced pedestrian realm, and safer interface with the adjacent street networks. While the adjacent TOD-designated streets support the requested reduction in parking, the applicant cannot address the associated massing requirement without abandoning the reuse component of their plan.

(4) The parking provided will be sufficient to serve the use for which it is intended;
Shifting to a pedestrian-focused development pattern that focuses on adaptive reuse and neighborhood service over unnecessary parking fields leads to a lessened demand for on-site parking spaces. With the 10-percent bicycle reduction, the applicant is required to provide 19 off-street spaces. Instead of keeping the open curb cuts and cramming in as many spaces as possible, the applicant is choosing to align their concept with other market-based developments in the area. They are reducing the open curb cuts and driveway aprons to transform the site into a more pedestrian and bicycle-focused neighborhood coffee shop. The 8 spaces proposed on-site will be more than adequate to service the vehicular demand for the use, with the rest of their patrons coming from the dozens of walkable traffic generators in the immediate area such as townhome subdivisions, commercial centers (HQ, Trail Village), the adjacent METRO bus stop, and forthcoming mass transit situated a block to the west.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and The existing tire shop has a completely open curb cut system that allows for uncontrolled and relatively unsafe access to Canal Street and N Sampson Street. Currently, there are two driveway aprons along N Sampson – a 37-foot opening along the northwest boundary and a 30.5-foot opening only 25 feet from the intersection with Canal Street. This layout, while indicative of the pre-existing developments in the region, leaves pedestrians exposed and vulnerable to the uncontrolled vehicles turning into the site. The applicant proposes to replace this unsafe configuration with a 24-foot driveway and enhancements to the pedestrian realm. On Canal there is an existing 54-foot driveway, which the applicant proposes to replace with a 24-foot driveway, bicycle racks, and pedestrian realm enhancements. If the Commission approves the variance, the resulting development will be dramatically safer and more aesthetically pleasing than the current tire shop

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
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Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Aerial Map



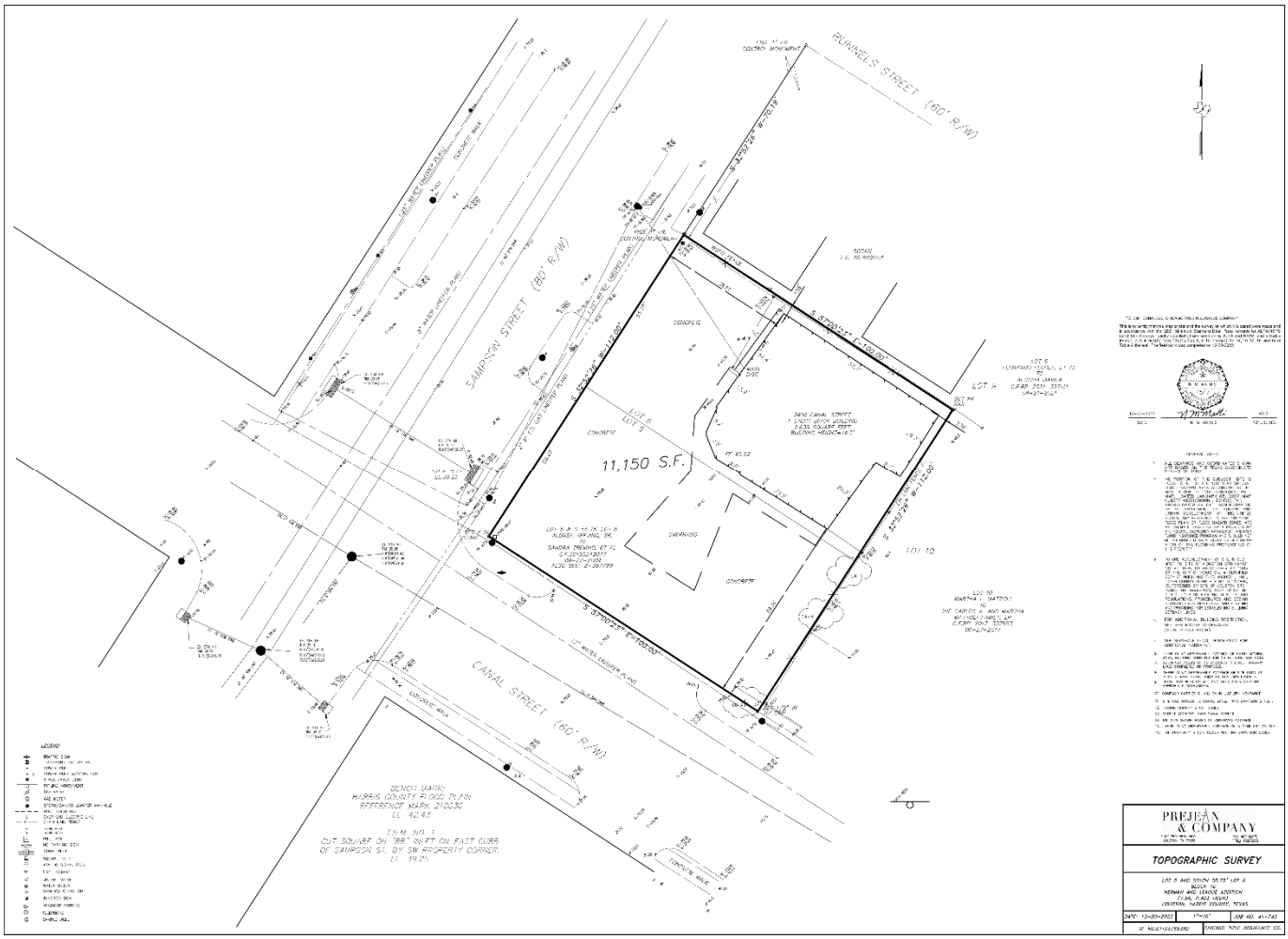
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



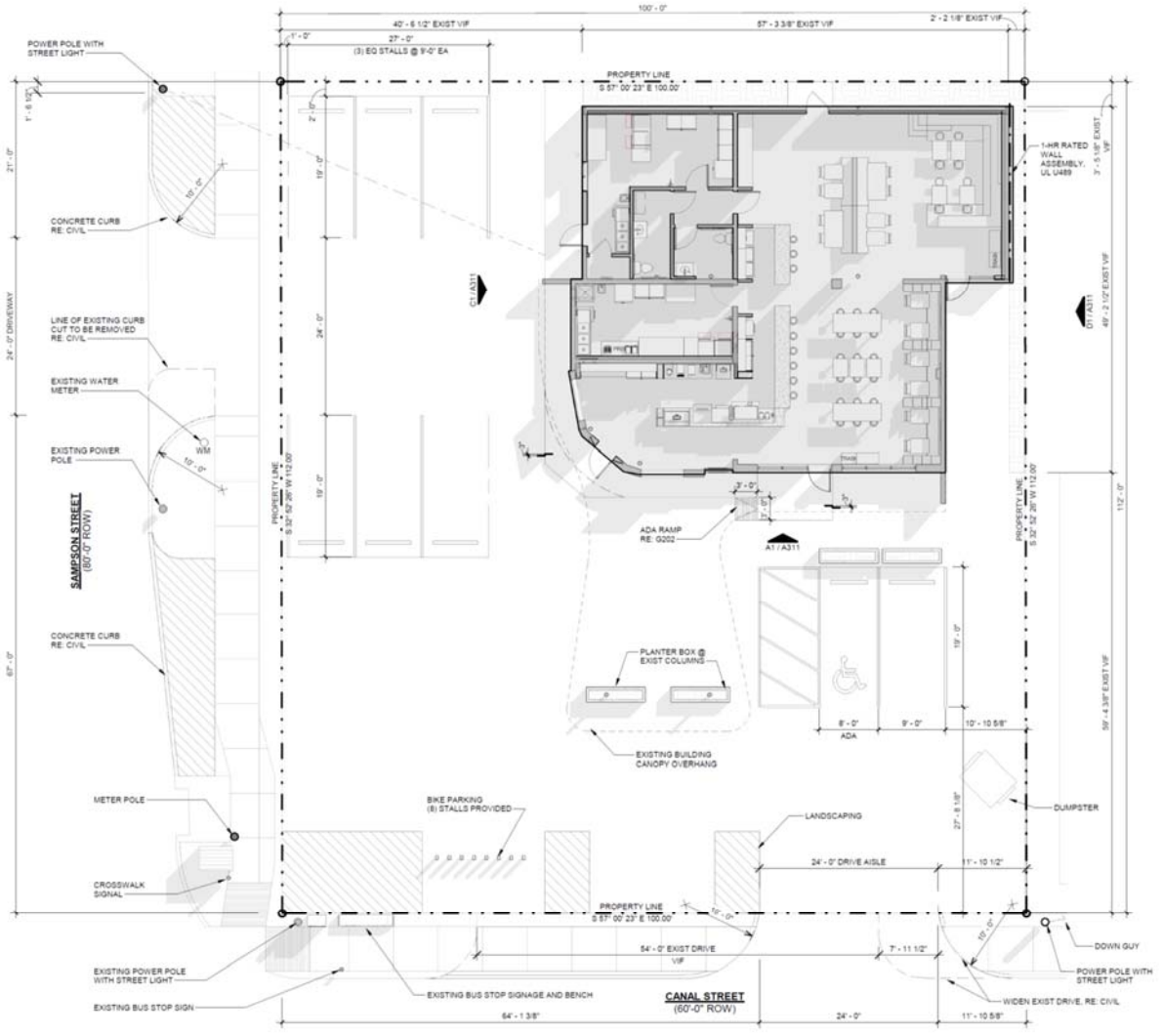
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 6/13/2024

Houston Planning Commission

Site Plan



REQUIRED PARKING (PER C.O.H. CODE OF ORDINANCES, CHAPTER 26, ARTICLE VIII)				
BUSINESS NAME	AREA	CLASSIFICATION	RATIO	NO. STALLS
SLOWPOKES COFFEE	2,686 SF	SMALL RESTAURANT	8 : 1000	21
BICYCLE PARKING REDUCTION (PER SECTION 26-497)			10%	2
TOTAL PARKING REQUIRED				19
ON-SITE PARKING PROVIDED				8

SITE PLAN A1

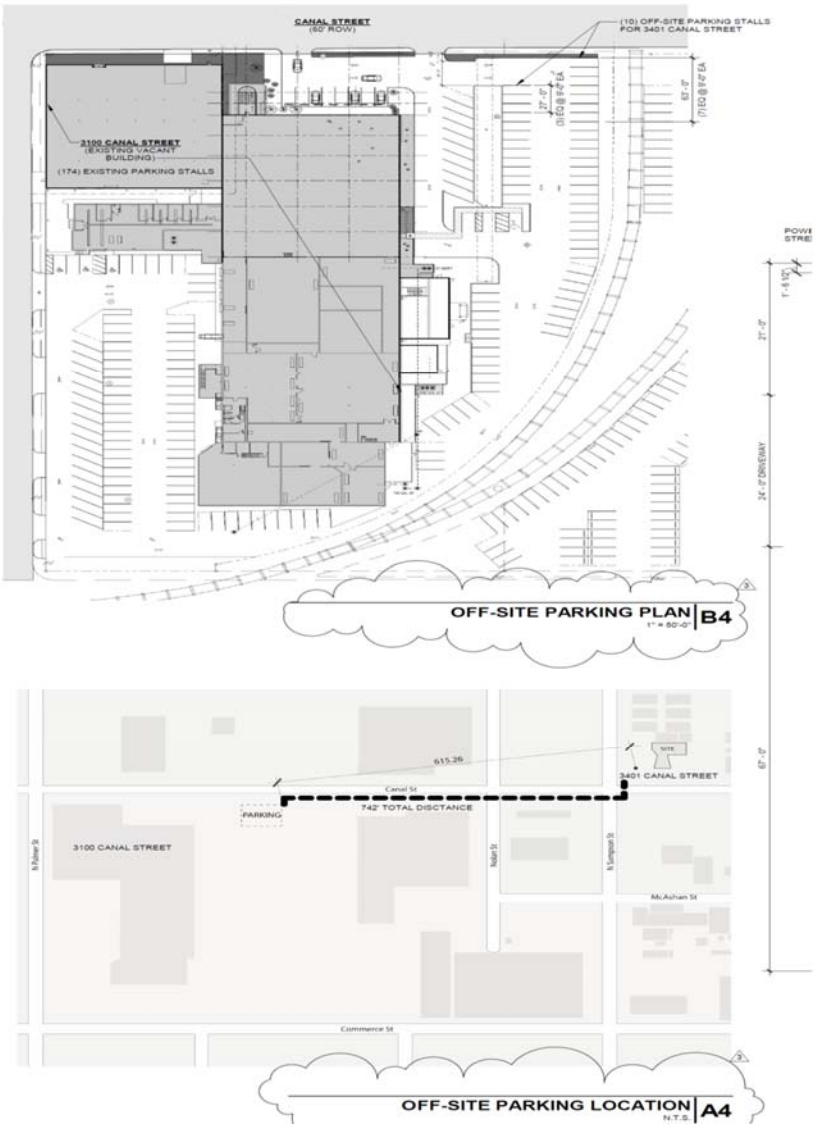
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 6/13/2024

Houston Planning Commission

Leased Parking Site



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 6/13/2024

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 06/13/2024

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
The Interfield Group	Roberto Alas	713-780-0909 (x351)	ralas@interfield.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1414 Rosalie Ave	22110990	77004	5356	493T	D

HCAD ACCOUNT NUMBER(S):	1301780010001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Rosalie Avenue Flats
PROPERTY OWNER OF RECORD:	Elgin St Investments LP
ACREAGE (SQUARE FEET):	17,465 sq ft
WIDTH OF RIGHTS-OF-WAY:	Rosalie Ave: 50 ft, La Branch St: 80 ft
EXISTING PAVING SECTION(S):	Rosalie Ave: 25 ft, La Branch St: 35 ft
OFF-STREET PARKING REQUIREMENT:	48 spaces
OFF-STREET PARKING PROVIDED:	43 spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	38,194 sq ft

PURPOSE OF VARIANCE REQUEST: To provide 43 parking spaces in lieu of the ordinance required 48 parking spaces for a new multi-family residential building.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 2 – Residential. 1.25 parking spaces for each efficiency dwelling unit; 1.333 spaces for each one-bedroom dwelling unit; 1.666 parking spaces for each two-bedroom dwelling unit; 2.0 parking spaces for each dwelling unit with 3 or more bedrooms

DEVELOPMENT PLAT VARIANCE

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APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This request is to reduce the parking requirement for one-bedroom apartments and efficiency apartments from 1.33 and 1.25 parking spaces per unit to 1.07 spaces per unit. The project comprises a four-story multifamily apartment, thirty-two regular one-(32) bed apartments, and eight efficiencies (8) one-bed apartments. At total forty (40) units on a podium over ground-level parking.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

If the land can support or accommodate this minimum number of dwelling units, the owner may deem it suitable for development. This threshold is based on various factors, such as parking count. Finally, space not dedicated to parking gives the minimum distance required for the off-street parking space design.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The property is in a walkable area of Midtown. The location on a corner lot limits the design solutions. The parking reduction would accommodate the minimum standards expected from the project's location.

(3) The intent of this article is preserved;

The intent is to provide at least one parking space for the tenant of each dwelling along a Walkable Places street. We are providing a 3-foot safety buffer and 6-foot wide sidewalks and space to rest between driveways or head-in parking.

(4) The parking provided will be sufficient to serve the use for which it is intended;

At least one car park for dwellings is provided in the design.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Reducing the parking requirement would motivate residents to use the existing walkable areas or bicycles.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

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STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

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Location Map



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Aerial Map



DEVELOPMENT PLAT VARIANCE

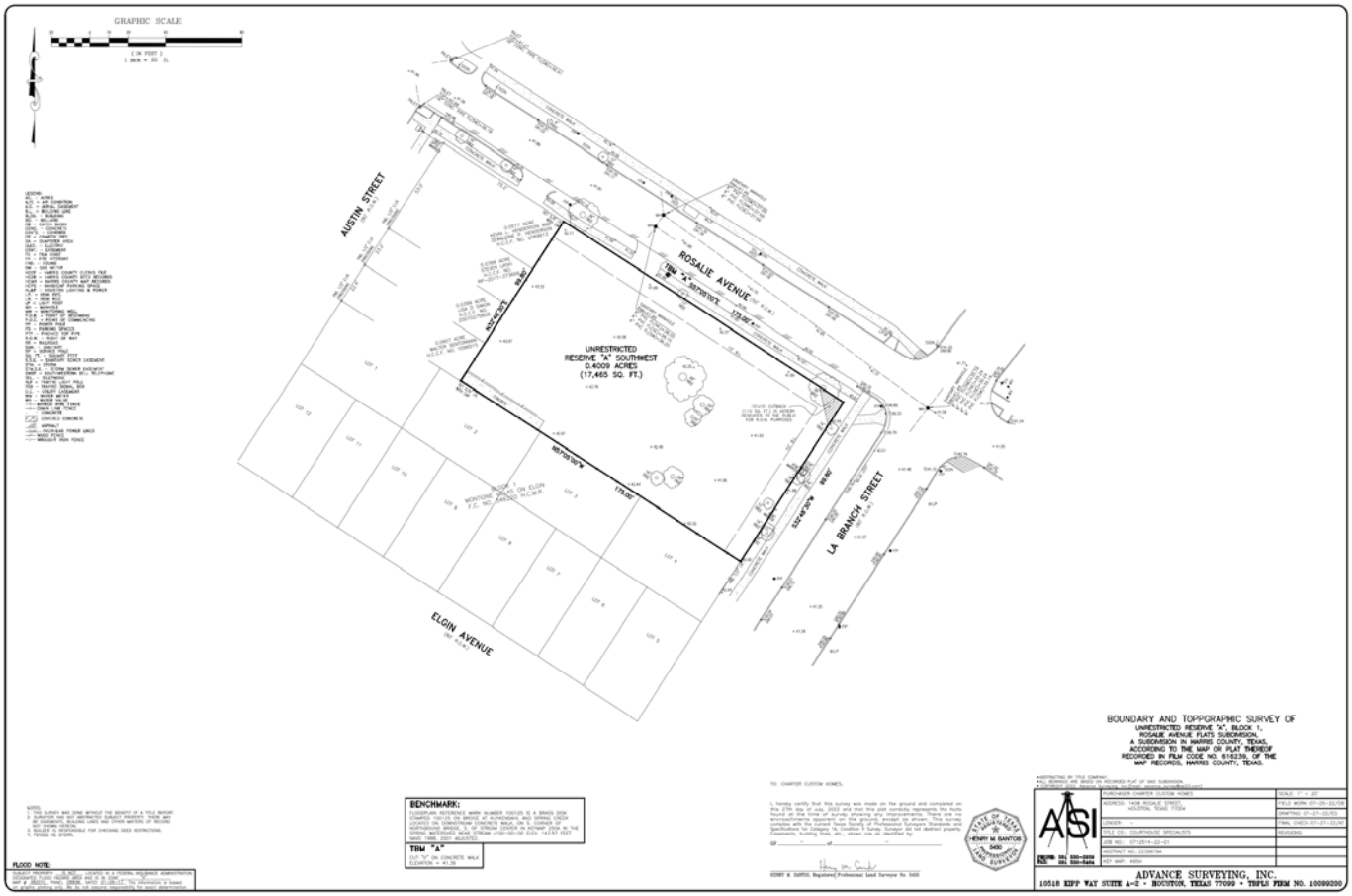
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Survey



DEVELOPMENT PLAT VARIANCE

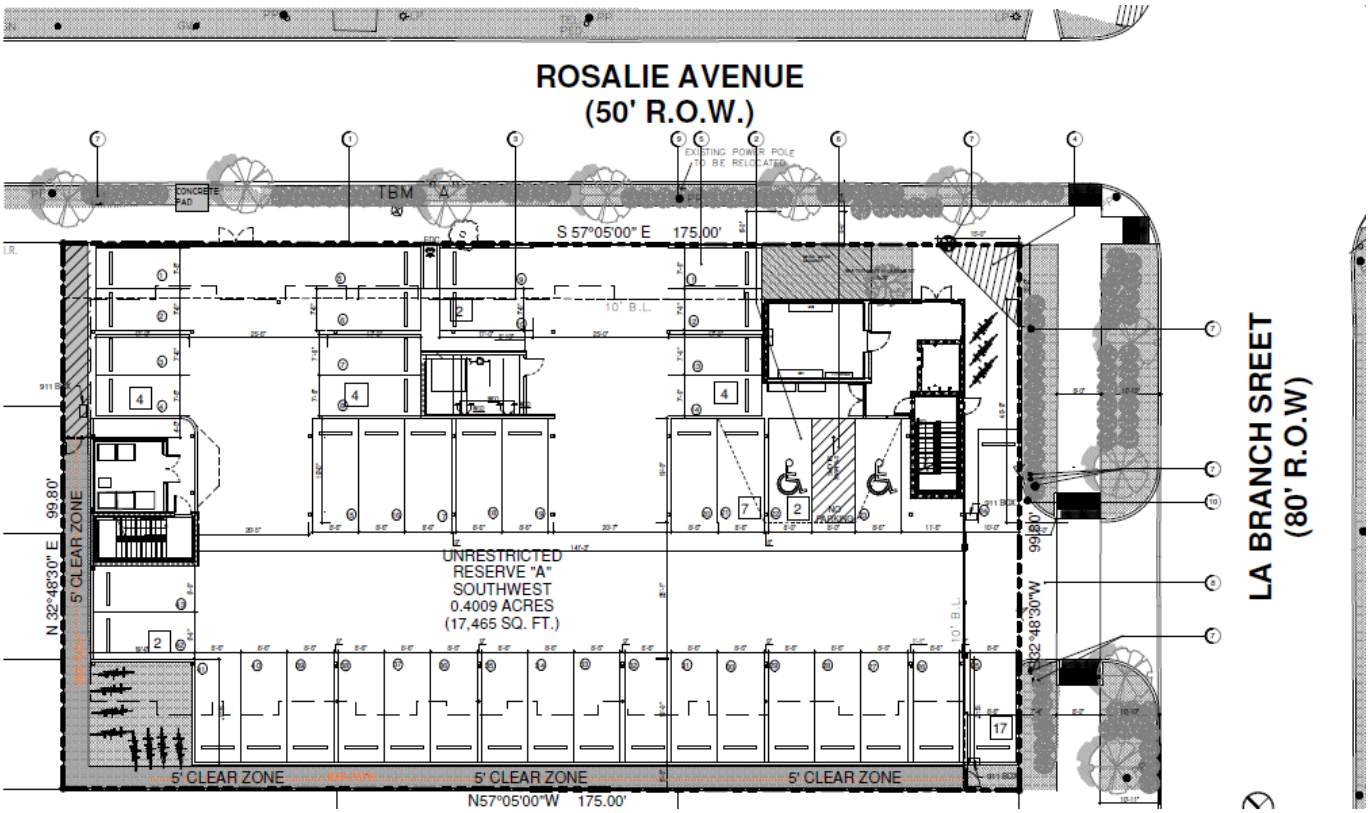
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Site Plan



PARKING SYNOPSIS			
OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROPOSED
RENTAL UNITS "R-1"	1.33 PER 1 ONE BEDROOM DU	1.33X32 = 42.56	
RENTAL UNITS "R-1"	1.25 PER 1 EFFICIENCY DU	1.25X8 = 10	
TOTAL REQUIRED		53	
ACCESSIBLE PARKING	1 PER 25 PARKING SPOTS	2 INCLUDED IN TOTAL COUNT	2
STANDARD PARKING PROVIDED ON-SITE		43	41
-10% PKNG. REDUC W/ ADD'D BICYCLE		47X0.10%=4 ALLOWABLE REDUCTION	
BIKE RACKS PROVIDED ON-SITE		1 BIKE RACK= 2 BIKE SPACES	11 BIKE RACKS= 5.5 PARKING SPC
TOTAL PARKING			48

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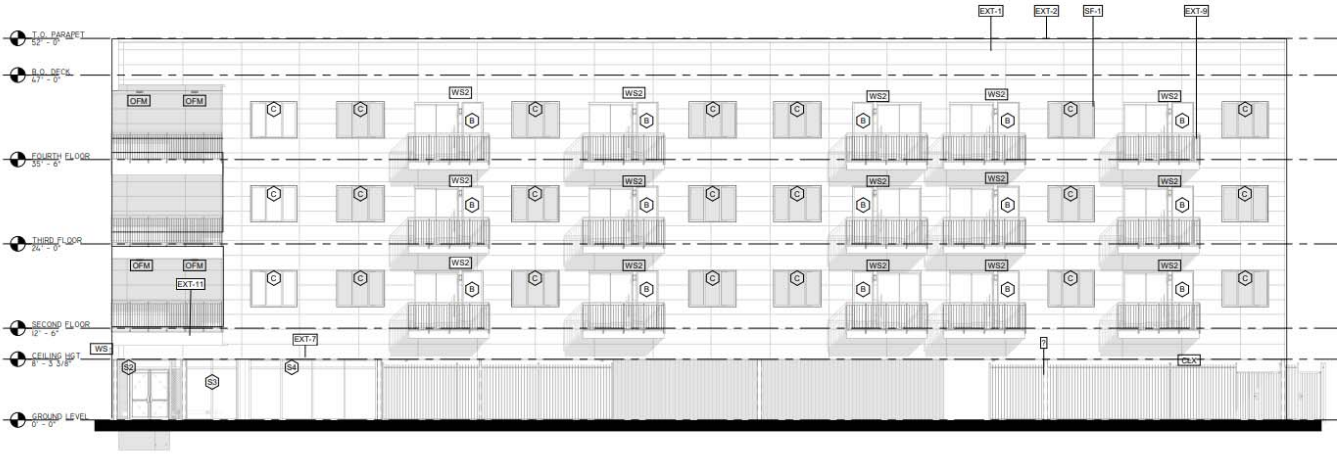
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Elevations



1 EXTERIOR NORTH ELEVATION
1/8" = 1'-0"



2 EXTERIOR EAST ELEVATION
1/8" = 1'-0"

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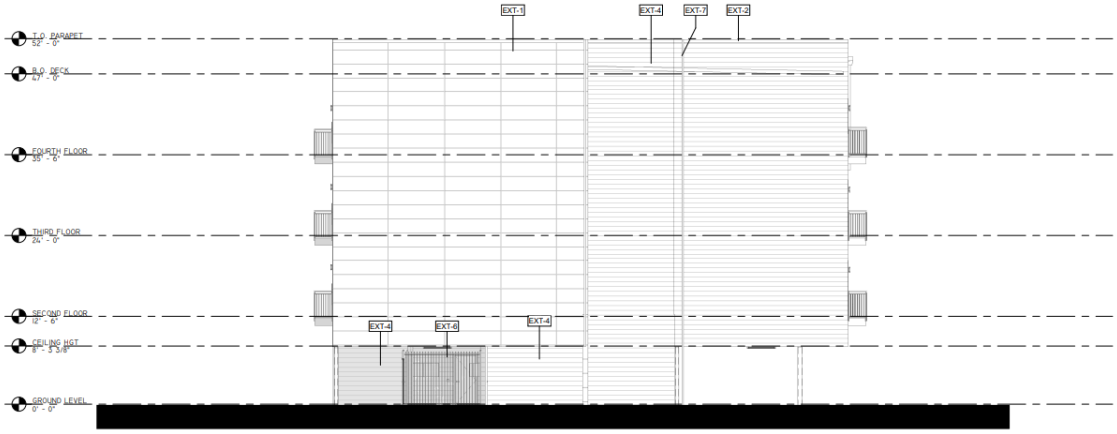
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Elevations



1 EXTERIOR SOUTH ELEVATION
1/8" = 1'-0"



2 EXTERIOR WEST ELEVATION
1/8" = 1'-0"

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